

# The Lodge

Adlington



Andrew J Nowell  
& Company





## The Lodge, Roundy Lane, Adlington, SK10 4JZ

A detached three double bedroom barn conversion enjoying stunning far reaching open views across the surrounding countryside with grounds and paddock of approximately 3.8 acres.

- Open Views
- No Onward Chain
- Grounds of 3.8 Acres
- Detached Barn Conversion

Situated within the idyllic semi-rural location of Adlington within walking distance of Adlington Train Station, Adlington Primary School and the Middlewood Way. There is nearby access to Poynton, Prestbury and Bollington villages as well as the recently completed A555 Poynton bypass which provides access to the motorway network and Manchester Airport.

There is plenty of potential for future re-development/improvement and it is worth noting that previous planning permission was granted Cheshire East Planning Reference 13/3406M which has since lapsed.

The accommodation includes at ground floor level of an enclosed porch, dining hall, breakfast kitchen, utility room, two bedrooms and a bathroom. At first floor level making the best of the views is a landing, magnificent living room (with a vaulted beamed ceiling and feature shaped window) and main bedroom (with vaulted ceiling and windows to three aspects) with en-suite shower room.







Double glazed and gas fired central (run by a boiler and with LPG tank). The house has mains water supply and drainage/sewerage is by way of a septic tank.

The house is approached along a long sweeping tarmacadam driveway and there is hard standing for several cars. The grounds are predominantly laid to lawn with mature trees, large pond and there is a private courtyard style garden.

The paddock is fenced off with a pedestrian gate and measures circa 3.4 acres or thereabouts and may suit buyers with an equestrian interest.

No vendor chain involved.

## Important Information

What 3 Words – [///catch.active.generally](http://catch.active.generally)

Council Tax – G

EPC Rating – F

Tenure – Freehold

Heating: LPG Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank

Parking: Driveway

Flood Risk\*: Very low risk of flooding.

Broadband\*\*: Superfast broadband available at the property

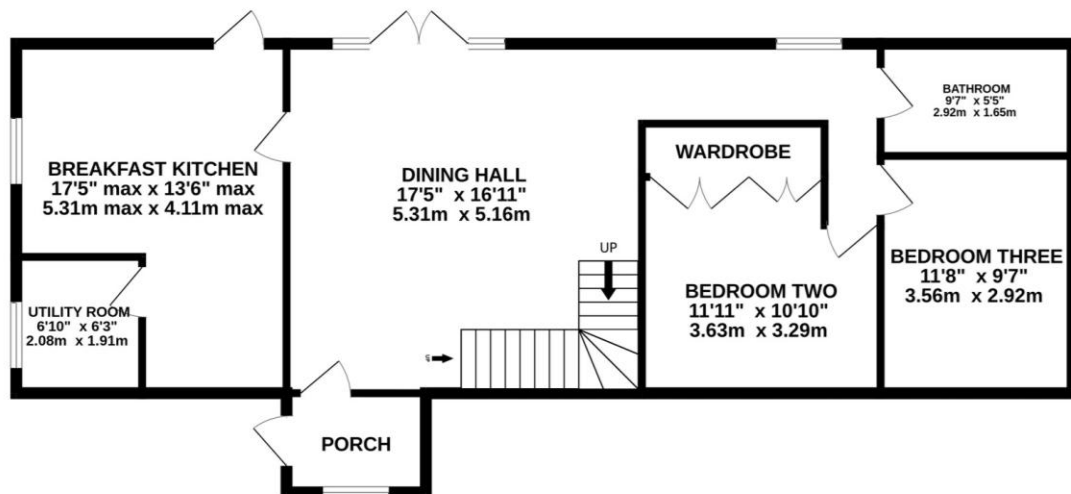
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

\* Information provided by GOV.UK

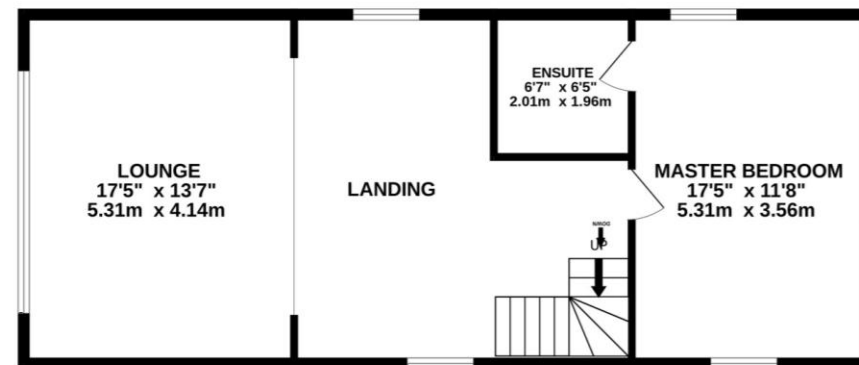
\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

**GROUND FLOOR**  
952 sq.ft. (88.5 sq.m.) approx.



**1ST FLOOR**  
731 sq.ft. (67.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1684 sq.ft. (156.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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