



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Keepers Cottage, 61, Oak Lane, Kerridge, Cheshire, SK10 5AL

A unique deceptively spacious stone period property occupying a semi rural location with land extending to approximately 2 1/2 acres in need of modernisation.

£675,000

The sale of Keepers Cottage offers the discerning purchaser a rare opportunity to acquire a unique property which has been in the ownership of the same family for over 65 years. The original footprint of the property dates back to 1870 with later extensions added in the 1960's and 1970's and now offers extensive and versatile accommodation in need of modernisation.

In brief the accommodation comprises on the ground floor entrance hall, store room, lounge, breakfast kitchen, utility/boot room, inner hall, cloakroom and dining room. At first floor level the landing allows access to four good sized bedrooms, bathroom and separate WC. There is an extensive games room/family room which is located above the double garage with patio doors leading onto a small balcony taking advantage of views across the garden. There is an oil fired central heating system which is located by the side of the house near the double garage.

Outside the property stands in approximately 2 1/2 acres of land comprising lawns, stone paved patios, mature woodland and numerous flowers, trees and shrubs. In addition there is a second single garage to the left hand side of the house with access from Oak Lane.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Bollington and Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

#### Directions:

From our Bollington Office continue up High Street turning right at the junction into Chancery Lane. Turn left into Oak Lane and continue for approximately two miles where Keepers Cottage can be found on the right hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL 11'12 x 6'10

Full height picture window, wood floor, wall light points, deep built in cupboard, single radiator.

##### STOREROOM

With shelving.

##### LOUNGE 23'2 x 13'5

Stone chimney breast incorporating coal burning stove and tiled hearth, wood block floor, picture window, two wall light points, single radiator.

##### BREAKFAST KITCHEN 14'10 x 14'1

Comprising a range of base, eye level and drawer units, tiled working surfaces, four ring electric hob, built in electric double oven, deep built in cupboard, double radiator, staircase off.

##### UTILITY/BOOT ROOM 11'2 x 10'

Range of base units, inset stainless steel sink unit with mixer tap, quarry tiled floor, plumbing for washing machine, roof lantern, double radiator, door to outside.

##### INNER HALL

Quarry tiled floor, door to double garage.

##### CLOAKROOM

Low level WC, double radiator.

##### DINING ROOM 14'2 x 9'7

Wall light points, single radiator.

##### FIRST FLOOR

##### LANDING

Built in cupboard housing hot water tank,

##### BATHROOM

Comprising panelled bath, vanity wash hand basin with drawers below, bidet.

##### SEPARATE WC

Low level WC, wall mounted wash hand basin, wall light point.

##### BEDROOM ONE 13'10 x 11'10

Single radiator.

##### BEDROOM TWO 13'1 x 9'6

Wall light point, single radiator.

**BEDROOM THREE 10' x 9'2**

Built in cupboard with shelving, single radiator.

**BEDROOM FOUR 9'6 x 9'3**

Built in wardrobes, single radiator.

**GAMES ROOM 25'6 x 19'7**

Superb versatile room, stone exposed wall, built in cupboards, two wall light points, sliding patio doors onto balcony with views over the garden, picture window to side elevation.

**OUTSIDE**

Gardens as previously mentioned.

**DOUBLE GARAGE**

With up and over door, electric light and power.

**SINGLE GARAGE****SEPTIC TANK DRAINAGE****OIL TANK****TENURE**

We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

**POSSESSION**

Vacant possession upon completion.

**VIEWINGS**

Strictly by appointment through the Agents.

**COUNCIL TAX**

BAND G

**PRESTBURY OFFICE:**

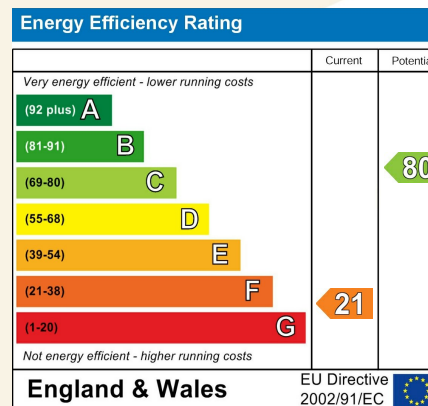
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**MISDESCRIPTIONS ACT 1967**

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