

GASCOIGNE HALMAN

2 ALMA COTTAGES, COPPICE ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT





2 ALMA COTTAGES, COPPICE ROAD, POYNTON

OFFERS OVER £725,000

A STUNNING THREE BEDROOM SEMI-DETACHED PERIOD HOME DATING BACK TO THE 1840s OCCUPYING APPROXIMATELY 0.35 ACRES IN AN ENVIABLE SEMI-RURAL location with BREATH-TAKING COUNTRYSIDE VIEWS. DUAL ASPECT LOUNGE with FEATURE CAST-IRON FIREPLACE, DINING ROOM, HIGH SPECIFICATION DINING KITCHEN with QUARTZ WORKTOPS, BREAKFAST ISLAND and INTEGRATED APPLIANCES, CELLAR PLAYROOM and STUDY, THREE WELL-PROPORTIONED BEDROOMS with FITTED WARDROBES, PRINCIPAL BEDROOM with JULIET BALCONY and STUNNING OUTLOOK, and a FOUR-PIECE FAMILY BATHROOM. GATED DRIVEWAY providing AMPLE OFF-ROAD PARKING, DETACHED GARAGE, FURTHER GARAGE/WORKSHOP and OUTSIDE WC. BEAUTIFULLY LANDSCAPED GARDENS with STREAM, POND, COVERED ENTERTAINING AREA and LARGE DECKED TERRACE OVERLOOKING OPEN COUNTRYSIDE.

- STUNNING THREE BEDROOM PERIOD HOME DATING BACK TO THE 1840s

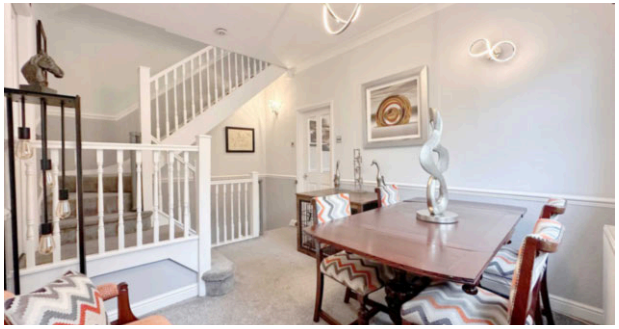
- SEMI-RURAL LOCATION WITH BREATH-TAKING COUNTRYSIDE VIEWS

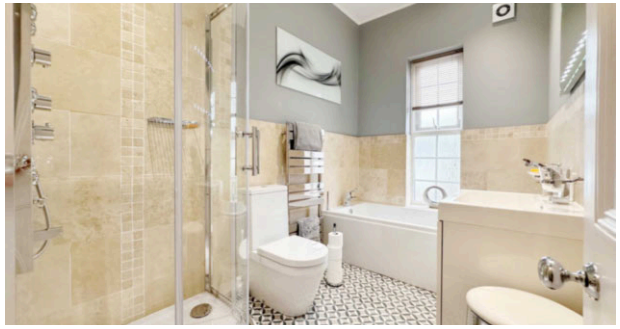
- OVER 1,500 SQ FT OF VERSATILE ACCOMMODATION ACROSS THREE FLOORS

- HIGH SPECIFICATION DINING KITCHEN WITH QUARTZ WORKTOPS & INTEGRATED APPLIANCES

- BEAUTIFULLY LANDSCAPED 0.35 ACRE GARDENS WITH STREAM, POND & COVERED ENTERTAINING AREA

- GATED DRIVEWAY, DETACHED GARAGE, ADDITIONAL GARAGE/WORKSHOP & AMPLE PARKING











DESCRIPTION

This exceptional three bedroom semi-detached family home dates back to the 1840s and occupies an enviable position within a stunning semi-rural setting, set within approximately 0.35 acres of beautifully landscaped grounds enjoying open countryside views and an exceptional degree of privacy. Offering over 1,500 sq ft of versatile accommodation arranged over three levels, the property seamlessly combines period charm with contemporary styling and high-quality fixtures throughout.

The accommodation in brief comprises an entrance hall leading to a spacious dual-aspect lounge, where a striking cast-iron feature fireplace forms the focal point of the room. The separate dining room enjoys views over the rear garden and provides access to both the first floor accommodation and the useful cellar. Positioned to the rear of the property is an impressive dining kitchen, comprehensively fitted with a range of high gloss wall, base and drawer units with quartz worktops and matching upstands. Integrated appliances include a five ring gas hob, Samsung double ovens, microwave, coffee machine, wine cooler and fridge freezer. A central breakfast island creates the perfect social hub for modern family living, whilst a door provides direct access to the rear entertaining terrace and gardens.

The lower ground floor offers highly versatile additional accommodation comprising a generous reception/playroom together with a separate study, making it ideal for those working from home, growing families or those seeking additional living space.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom is particularly impressive, benefiting from an extensive range of floor-to-ceiling fitted wardrobes and French doors opening onto a Juliet balcony, with breath-taking views across the mature gardens and surrounding countryside beyond. Bedroom two also benefits from fitted wardrobes and storage, whilst bedroom three features fitted furniture and is currently utilised as a nursery, although equally suited as a home office or guest bedroom. Completing the internal accommodation is a beautifully appointed family bathroom fitted with a contemporary four piece suite comprising a panelled bath, separate shower enclosure, vanity wash basin and WC.

Externally, the property is approached via wrought iron gates opening onto a substantial block paved driveway providing ample off road parking for numerous vehicles. There is access to a detached garage, a further garage/workshop and an outdoor WC. The magnificent rear gardens are undoubtedly one of the property's most exceptional features. Beautifully landscaped and meticulously maintained, they comprise expansive manicured lawns, mature trees, ornamental shrubs, stocked borders and attractive stone edged planting beds. A charming stream meanders through the grounds, complemented by a picturesque pond and an array of peaceful seating areas. A substantial raised decked terrace with glass balustrading overlooks the grounds and surrounding fields, whilst a covered entertaining area complete with bar creates the perfect setting for year-round outdoor dining and social occasions. The gardens enjoy an outstanding degree of privacy and uninterrupted views over neighbouring countryside, providing a truly idyllic backdrop rarely found with homes of this kind.

DIRECTIONS

SK12 1SN

TENURE

FREEHOLD

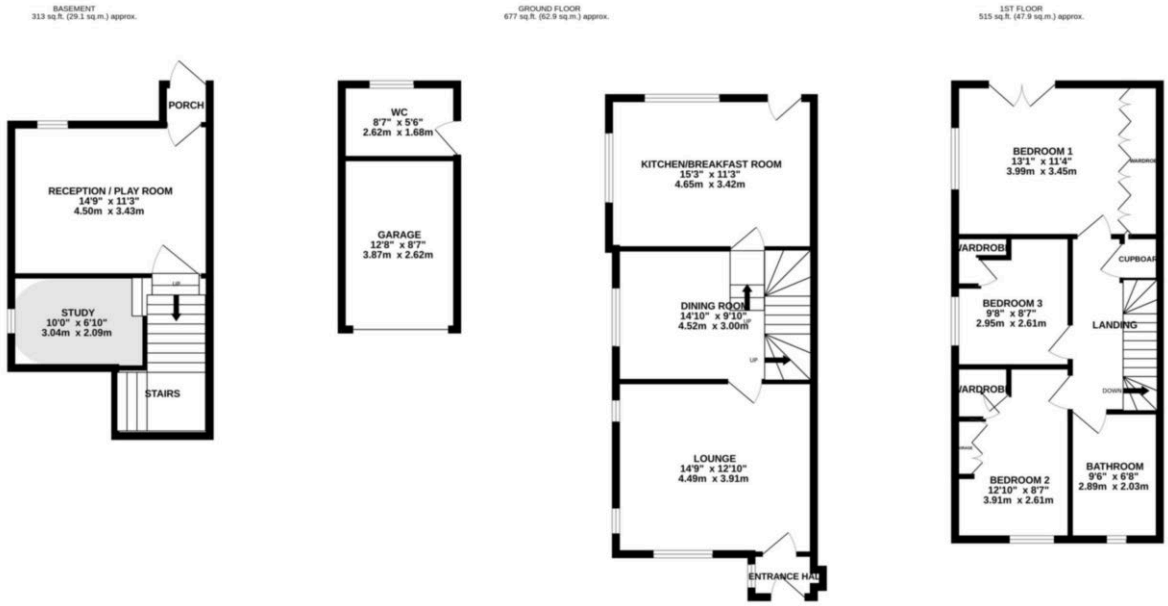
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

SERVICES (NOT TESTED)

Services have not been tested and you are advised to carry out your own inspections and/or enquiries

| FLOORPLAN & EPC



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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