



# **GASCOIGNE HALMAN**

POPPY COTTAGE, 33 CLUMBER ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT



## POPPY COTTAGE, 33 CLUMBER ROAD, POYNTON

### OFFERS OVER £325,000

AN IMMACULATELY PRESENTED, CHARACTERFUL and DECEPTIVELY SPACIOUS TWO BEDROOM 1821 MINERS COTTAGE boasting both MODERN AND PERIOD FEATURES. LOCATED CLOSE TO POYNTON VILLAGE. TWO BEDROOMS, STUNNING BATHROOM, LOUNGE, KITCHEN, CONSERVATORY, PRIVATE ENCLOSED SOUTH FACING GARDEN and FULLY POWERED SPACIOUS GARDEN BAR.

- A UNIQUE 1821 MINERS CHARACTER COTTAGE NESTLED IN THE HEART OF POYNTON VILLAGE

- TWO BEAUTIFULLY PRESENTED DOUBLE BEDROOMS WITH FITTED WARDROBES

- RECENTLY FITTED MODERN BATHROOM

- SPACIOUS MODERN KITCHEN AND CONSERVATORY

- MODERN DESIGN AND TRADITIONAL FEATURES THROUGHOUT

- PRIVATE ENCLOSED SOUTH FACING GARDEN WITH FULLY POWERED GARDEN BAR





Occupying an enviable position in the heart of Poynton village, this beautifully presented and deceptively spacious 1821 miners cottage seamlessly blends period character with modern comforts. Within a few minutes to local shops, cafés, bars and restaurants, the property offers both convenience and timeless charm. The immaculately maintained accommodation briefly comprises:- a welcoming exposed brick entrance porch leading into a warm and inviting lounge, enhanced by wooden ceiling beams, rich dark wood flooring and a striking feature fireplace with a 1880 'Primrose' cast iron antique surround. The kitchen is comprehensively fitted with a range of wall, base and drawer units, complemented by roll top work surfaces, and benefits from an integrated fridge freezer and a recently fitted Stoves gas range cooker. A recessed space provides room for a washing machine and utility area. To the rear, the conservatory offers an ideal dining area with space for a table and chairs, enjoying views over and direct access to the beautiful courtyard garden. To the first floor, there are two generously proportioned double bedrooms, both featuring fitted wardrobes. The recently refitted bathroom has been finished to a high specification and showcases a contemporary three piece suite, including a low level WC, wash hand basin and a traditional claw foot bath with a shower over. Externally, the property benefits from gated access to both the front and rear. The South-Facing courtyard garden is fully enclosed and thoughtfully landscaped, featuring a raised decking area, Astroturf, and access to a large, fully powered garden bar. This unique space has been meticulously designed and benefits from a restored statement log burner, which is a perfect space for entertaining. To the side of the property, there is also a potting shed, ideal for storage or gardening equipment.

#### **DIRECTIONS**

SK12 1NS

#### **TENURE**

FREEHOLD.

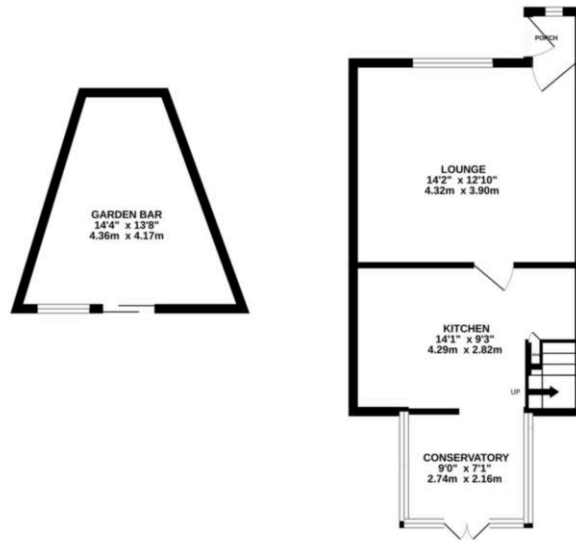
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL  
COUNCIL TAX BAND B

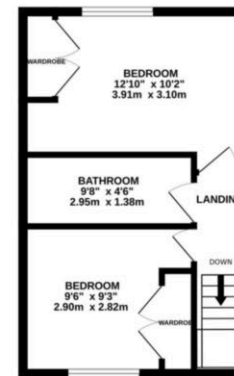
#### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (78.0 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 is given as to their operability or efficiency can be given.  
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## POYNTON OFFICE

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**GASCOIGNE  
HALMAN**