



EST. 2003

RICHARD LOWTH  
- CHESHIRE -

*Welcome to*

118 Dale House Fold, Poynton, Cheshire, SK12 1DG



Occupying a truly enviable position surrounded by open countryside but still lying close by for easy access to Poynton village, this charming country cottage offers good accommodation, lovely farmland views and a well tended garden. Access via a private county lane which leads to parking for one vehicle, the setting is both peaceful and picturesque, yet practical for everyday living. From here, you enter directly into the heart of the home with its open plan breakfast kitchen. This welcoming space is fitted with attractive sage green units, complemented by integrated appliances and ample worktops. There is plenty of space for a breakfast table, making it a sociable and functional hub of the home. Just off the kitchen you'll find a useful and convenient downstairs washroom/wc, fitted with a white suite. The comfortable lounge, with original ceiling beams, offers a cosy retreat and features a decorative bay window overlooking the garden, allowing natural light to flood in.





- Enviably positioned surrounded by countryside
  - Cottage living full of character
  - Open plan breakfast kitchen
- Stylish bathroom/wc + downstairs washroom/wc
  - 2 lovely bedrooms
  - Comfortable lounge
  - Beautiful garden
- Cellar & outdoor storage
  - Car parking
  - No onward chain





*Continue upstairs...*

And to the first floor, there are two well-proportioned bedrooms, bedroom one enjoys views over the lovely garden area and bedroom two benefits from delightful open farmland views. The modern bathroom/wc is fitted with a white suite and includes a bath with overhead shower, finished in a clean and contemporary style.





### *Outside...*

The original frontage overlooks the garden and patio area, a lovely space for relaxing, dining or entertaining while enjoying the surrounding countryside. In addition, this home benefits from useful outdoor storage and cellar space, a providing practical solution for storage needs. This charming cottage successful combines character, comfort and countryside living in a sought-after setting.



## MORE TO EXPLORE

Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines heritage with modern charm.

The village is known for its welcoming atmosphere and a thriving selection of independent shops, cafes, bars, and restaurants that offer unique local flavours and experiences. Families are drawn to Poynton for its strong educational offerings, with well-regarded schools serving all age groups, as well as a safe, community-oriented environment.

For those who enjoy the outdoors, Poynton is perfectly placed with access to beautiful surrounding countryside. The expansive Lyme Park, with its historic estate and scenic walking trails, is just a stone's throw away, while the Middlewood Way offers picturesque paths ideal for cycling, walking, and horse riding.

Commuters benefit from excellent connectivity, with Poynton's railway station offering a direct link to Manchester and easy access to the motorway network. Additionally, Manchester Airport is conveniently close, making travel further afield smooth and accessible.

Overall, Poynton Village is a harmonious blend of historical character, modern amenities, and natural beauty, making it an appealing choice for residents and visitors alike.



## WHERE DO I GO WHEN I NEED...



### Coffee and cake?

There are lots of amazing cafes which can be found on Park Lane and School Lane.



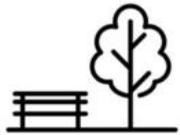
### Schools?

There are lots of good primary schools in the area – Worth, Vernon, Lostock Hall, Lower Park & St Paul's Catholic. All close and nearby. Poynton High School is conveniently located.



### Restaurants and drinks?

Panache is a firm local favourite, and The Farmers Arms. Enjoy drinks at The Vine Hop and The Flute & Firkin.



### Walks and park?

Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



### Shops?

We are spoilt for choice when it comes to supermarkets... Aldi, Waitrose, Morrisons and a Co-op Local are all within walking distance of the village.



### Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1DG**

TENURE: **FREEHOLD**

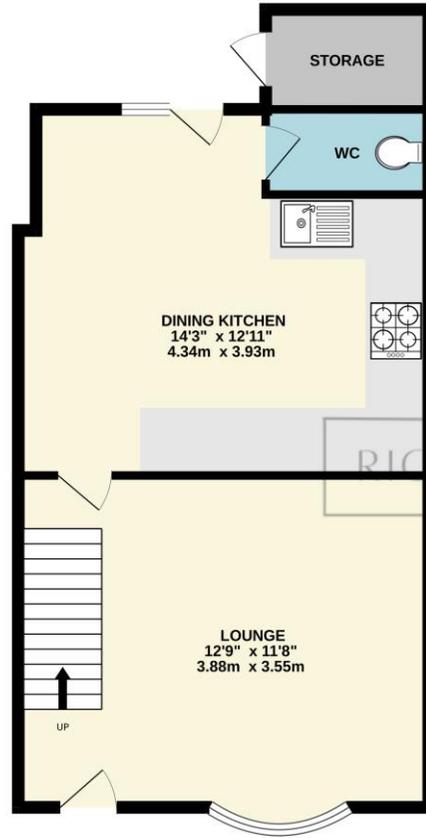
ENERGY PERFORMANCE CERTIFICATE: **D**

COUNCIL TAX BAND: **C**

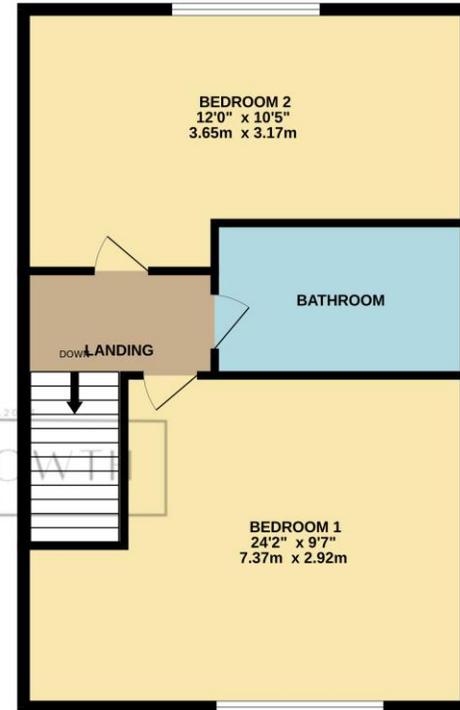
SERVICES (NOT TESTED): **All mains services are connected to the property.**

LOCAL AUTHORITY: **Cheshire East Council. For further information, please use: <https://www.cheshireeast.gov.uk/home.aspx>**

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix v2020.

## DIRECTIONS: 118 Dale House Fold, Poynton, Cheshire, SK12 1DG

From Poynton village, head out along Park Lane and continue along until Towers Road is on your left hand side. Dale House Fold will be located shortly on your right hand side where parking is provided for 1 car.

WHAT3WORDS:

*///eager.tributes.suspends*

**TO VIEW:**

**Call: 01625 859911 | Email: [sales@richardlowth.co.uk](mailto:sales@richardlowth.co.uk)**

