



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Tower Hill Cottages, 3, Tower Hill, Rainow, Cheshire, SK10 5TX

A charming 17th century stone period property, occupying a rural village location enjoying stunning views over undulating countryside. Driveway with parking for several motor vehicles.

Guide Price £475,000

Dating back to 1779 and believed to be linked to the old Silk Mill at Cow Lane, 3 Tower Hill Cottages is a charming and unique property which originally formed part of the adjoining property.

Internally, the property enjoys a wealth of original features and in brief the accommodation comprises on the ground floor fitted kitchen with built in appliances, utility room, charming lounge with multi-fuel stove which in turn leads to the recently constructed orangery enjoying bi-folding doors to the outside and decked entertaining area together with outstanding views over countryside. At first floor level the hallway allows access from the outside leading to bedroom two and a spacious bathroom. At second floor level a spacious landing lends itself to a seating area enjoying delightful views. The main bedroom is of a good size and has an original fireplace which is presently concealed. Bedroom three is used as a study. An oil fired central heating system is installed augmented by uPVC units throughout.

Outside the gardens are worthy of a special mention and comprise a decked seating area with inset lights and gazebo. Stone steps lead to a further stone paved seating area both of which take advantage of the stunning views. There are numerous flowers and shrubs together with a bespoke garden shed and log store. A driveway provides parking for two motor vehicles.

We would strongly recommend an internal inspection of this delightful property in order to appreciate the fine merits it has to offer.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby 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, with the Peak District National Park within easy reach.

Directions:

From our Bollington Office proceed towards Macclesfield for one mile turning left into Grimshaw Lane opposite the Bay leaf Restaurant. Continue to the T Junction bearing right into Jackson Lane and turn left at the brow of the hill into Redway. Redway in turn leads into Windmill Lane, continue for a short distance turning first left into Lidgetts Lane. At the T Junction with the Macclesfield/Rainow road bear left towards Rainow village and Tower Hill Cottages can be found on the left hand side clearly marked by our FOR SALE board.

ACCOMMODATION

GROUND FLOOR

KITCHEN 10'9 x 10'8

Comprising an excellent range of base and eye level units, integrated fridge and freezer, induction hob with extractor hood over, built in double oven, ceramic one and a half bowl sink with mixer tap, attractive composite working surface, pull out pan drawer and corner carousel, part tiled walls, tiled floor, double radiator, door to outside.

UTILITY ROOM 11' x 5'10

Oil fired boiler, plumbing for washing machine, base and eye level units, stainless steel sink unit, tiled floor.

LOUNGE 16' x 11'9

Attractive stone fireplace incorporating multi fuel stove with timber mantle and stone hearth, electric wall mounted heater, attractive beamed ceiling, TV aerial point, engineered oak floor, staircase off, two wall light points, open to:

ORANGERY 10'8 x 9'7

Underfloor heating, TV aerial point, attractive tiled floor, two skylights, bi-folding doors leading to the outside entertaining area, stunning views over the garden and countryside beyond.

FIRST FLOOR

LANDING

Single radiator.

BEDROOM TWO 11'8 x 11'

Original feature fireplace (presently concealed), beamed ceiling, window seat with stunning views over countryside, double radiator.

BATHROOM 12' x 10'1

Comprising panelled bath with shower over and glass side screen, bidet, low level WC, vanity wash hand basin with cupboard below, airing cupboard with immersion heater and shelving, panelled feature wall, double radiator.

SECOND FLOOR

LANDING

With spacious seating area enjoying far reaching views, access to loft with electric light and power, beamed ceiling, double radiator, stunning views over countryside.

BEDROOM ONE 16'8 x 11'9

Beamed ceiling, two wall light points, two single radiators, stunning views.

STUDY/BEDROOM THREE 11'2 x 7'2

Beamed ceiling, single radiator, stunning views.

OUTSIDE

Gardens as previously mentioned.

BEDSPOKE GARDEN SHED

LOG STORE

DRIVEWAY

Providing parking for two motor vehicles.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND D

TENURE

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

PRESTBURY OFFICE:

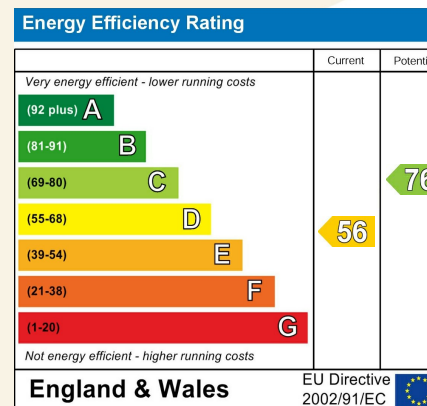
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