



**GASCOIGNE
HALMAN**

7 MOUNT PLEASANT, WILMSLOW SK9 4AP

THE AREAS LEADING ESTATE AGENT



7 MOUNT PLEASANT, WILMSLOW SK9 4AP

£650,000

A rare and exciting opportunity to purchase a handsome 19th century detached cottage, beautifully presented throughout with bags of original charm and character occupying a large West facing plot with private gated off-road parking. Situated moments from Wilmslow town centre and The Carrs Park.

- Handsome 19th Century Detached Cottage
- Bags of Original Period Charm And Character
- Comprehensively Renovated And Restored To A High Standard
- Large 0.135 Acre West Facing Gated Plot
- Three Generous Bedrooms
- Three Large Reception Rooms
- Refitted Modern Kitchen/Utility Room And Bathroom
- Extensive West Facing Rear Garden With Electronic Gated Driveway





We are pleased to introduce this superb attractive detached cottage, originally built in the 19th century as two separate properties that were extended during Victorian times and combined to create one spacious detached residence in the 1980's.

The property since has undergone a comprehensive programme of renovation and restoration to create a light and airy property with appealing wooden beamed ceilings, period range fireplaces, original wooden doors and much more.

Internally the property offers excellent room proportions throughout and comprises internally at ground floor level: entrance porch opening to a large living room with period range fireplace, separate dining room which is also generous in size, sitting room with stairs leading to the first floor and door access to the rear garden. In addition there is a refitted modern kitchen with access to a fully fitted utility room with a range of units and sink with mixer tap as well as a superb refitted stylish bathroom with three piece suite and contemporary tiling.

To the first floor there are three generous bedrooms, all bedrooms boasting a range of attractive original fitted wardrobes and the two main bedrooms offering cast iron feature fireplaces. A modern refitted washroom and WC completes the first floor accommodation.

Externally the property enjoys a superb Westerly facing plot , generous in size (0.135 Acres) with mature hedgerows giving excellent privacy to the front, whilst to the rear there is an attractive mature garden, large in size making it perfect for further development or extensions (STPP) with raised walled flowerbeds, spacious patio for Al fresco dining, newly fitted electric gates leading to a large driveway which provides off-road parking for multiple cars and mature borders giving a high degree of privacy.

The property is located within easy walking distance of Wilmslow town centre, train station and The Carrs Park as well as easy access to Manchester airport.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 4AP

TENURE

Freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

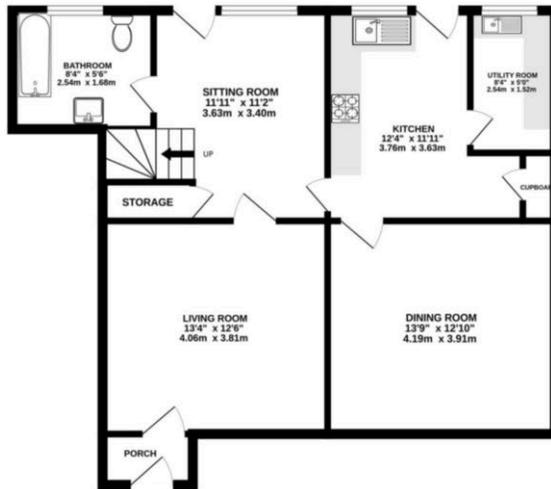
Cheshire East. Property Band: D

VIEWING

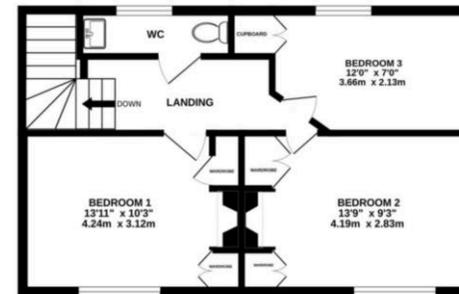
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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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