IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

HOLLY TREE COTTAGE CLAY LANE | HALE

£875,000

NO ONWARD CHAIN

A superbly presented modern detached family house set within beautiful landscaped grounds exceeding 0.2 of an acre and occupying a semi rural position approximately one mile distance from both the villages of Hale Barns and Timperley. The contemporary accommodation briefly comprises entrance hall, sitting/dining room, breakfast kitchen, utility room, cloakroom/WC, study, primary bedroom with fitted furniture and en suite bathroom/WC, additional double bedroom with en suite shower room/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Integral double garage and driveway. Paved terrace and gardens laid mainly to lawn.

POSTCODE: WA15 7TS

DESCRIPTION

Holly Tree Cottage reputedly dates back to the early 18th Century and is a unique detached house occupying an enviable position within the Green Belt. There are exceptional views over undulating countryside and despite the semi rural location the shopping centres of Hale Barns and Timperley are easily accessible.

Surrounding the property are woodlands and fields and grounds exceeding one fifth of an acre. The setting is tree lined and incorporates a substantial stone paved terrace which is ideal for al fresco entertaining with an expanse of lawn beyond and the benefit of a high degree of privacy. In addition, the separate partially walled courtyard is accessed from both the integral garage and utility room.

Refurbished by the current owners this superbly presented family house offers a high standard of internal fittings, including Duravit and Hansgrohe sanitary ware, and has been carefully replanned for modern living.

Upon entering the feeling of space is apparent and the naturally light reception hall is flanked by a spacious open plan sitting/dining room with stunning vaulted ceiling and the focal point of an impressive fireplace with multi-fuel burning stove. Furthermore, French windows open onto the aforementioned terrace. The adjacent kitchen is fitted with contemporary units complemented by quartz work surfaces and a matching peninsula breakfast bar alongside a full range of integrated appliances. Completing the ground floor is a useful utility room and adjoining cloakroom/WC and a study which may prove invaluable for those who chose to work from home.

At first floor level there are remarkable far reaching views across open countryside and the excellent primary suite comprises double bedroom with fitted furniture and luxurious en suite bathroom/WC complete with walk-in shower. There is a further double bedroom with en suite shower room/WC, two additional double bedrooms and a fully tiled family bathroom/WC.

The block paved driveway has provision for off road parking and the integral double garage also has the advantage of an electrically operated door.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH
Hardwood front door set within opaque timber framed double glazed side-screens.

ENTRANCE HALL
16'3" x 8'6" (4.95m x 2.59m)
Spindle balustrade staircase to the first floor. Space for hanging coats and jackets. Radiator. Opening to:

SITTING/DINING ROOM
23'3" x 18'10" (7.09m x 5.74m)
Vaulted ceiling with two velux windows and planned to incorporate:

DINING AREA
Two PVCu double glazed windows to the front. Wall light point. Radiator.

SITTING AREA
Recessed fireplace with multi-fuel burning stove set upon a stone hearth. Timber framed double glazed French windows to the stone paved terrace and set within a substantial matching double glazed surround. Additional timber framed double glazed door to gardens. Recessed LED lighting. Four wall light points. Radiator.

BREAKFAST KITCHEN
18' x 11'3" (5.49m x 3.43m)
Fitted with high gloss white wall and base units beneath quartz work-surfaces/up-stands and undermount stainless steel sink with mixer tap. Matching peninsula breakfast bar. Integrated appliances include an electric fan oven/grill, microwave oven, five ring gas hob with stainless steel chimney cooker hood above, fridge, freezer and dishwasher. Timber framed double glazed French windows to the stone paved terrace and set beside a matching side-screen. Wood effect luxury vinyl flooring. Recessed LED lighting. Wall light point. Radiator.

UTILITY ROOM
11'8" x 5'3" (3.56m x 1.60m)
With the continuation of the kitchen units and work-surfaces. Stainless steel undermount sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Timber framed double glazed door to the partially walled courtyard and set beside a matching side-screen. Wood effect luxury vinyl flooring. Radiator.

CLOAKROOM/WC
5'3" x 4'4" (1.60m x 1.32m)
White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Tiled walls. Wood effect luxury vinyl flooring. Recessed low-voltage lighting. Shaver point. Extractor fan.

STUDY
8'6" x 6'6" (2.59m x 1.98m)
Fitted desk with shelving above. Timber framed double glazed window to the rear. Radiator.

FIRST FLOOR

LANDING
Spindle balustrade. Two velux windows. Storage cupboard. Laundry chute. Two wall light points.

BEDROOM ONE
16'9" x 16'6" (5.11m x 5.03m)
Fitted with a ten door range of beech effect wardrobes containing hanging rails and shelving. Matching chest of drawers. Vaulted ceiling. Two timber framed double glazed windows. Two wall light points. Two radiators.

EN SUITE BATHROOM/WC
9'8" x 6'7" (2.95m x 2.01m)
Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer tap, wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic shower. PVCu double glazed window to the side. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO
18'10" x 11'3" (5.74m x 3.43m)
PVCu double glazed window to the front. Radiator.

EN SUITE SHOWER ROOM/WC
6'4" x 6'2" (1.93m x 1.88m)
White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Walk-in shower beyond a glass screen with thermostatic shower. PVCu double glazed window to the front. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM THREE
15'7" x 9'9" (4.75m x 2.97m)
PVCu double glazed window to the side. Timber framed double glazed window to the rear. Radiator.

BEDROOM FOUR
12'3" x 8'8" (3.73m x 2.64m)
Airing cupboard with shelving and housing the hot water cylinder. PVCu double glazed window to the front. Radiator.

FAMILY BATHROOM/WC
8'9" x 7'5" (2.67m x 2.26m)
Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, wall mounted vanity wash basin with mixer tap and low-level WC. Timber framed double glazed window to the rear. Fully tiled. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

INTEGRAL DOUBLE GARAGE
18'7" x 17'10" (5.66m x 5.44m)
Electrically operated up and over door. Light and power supplies. Internal access. Door to the rear courtyard. Timber framed double glazed window to the rear.

SERVICES
Mains electricity, gas and water are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX
Band G.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

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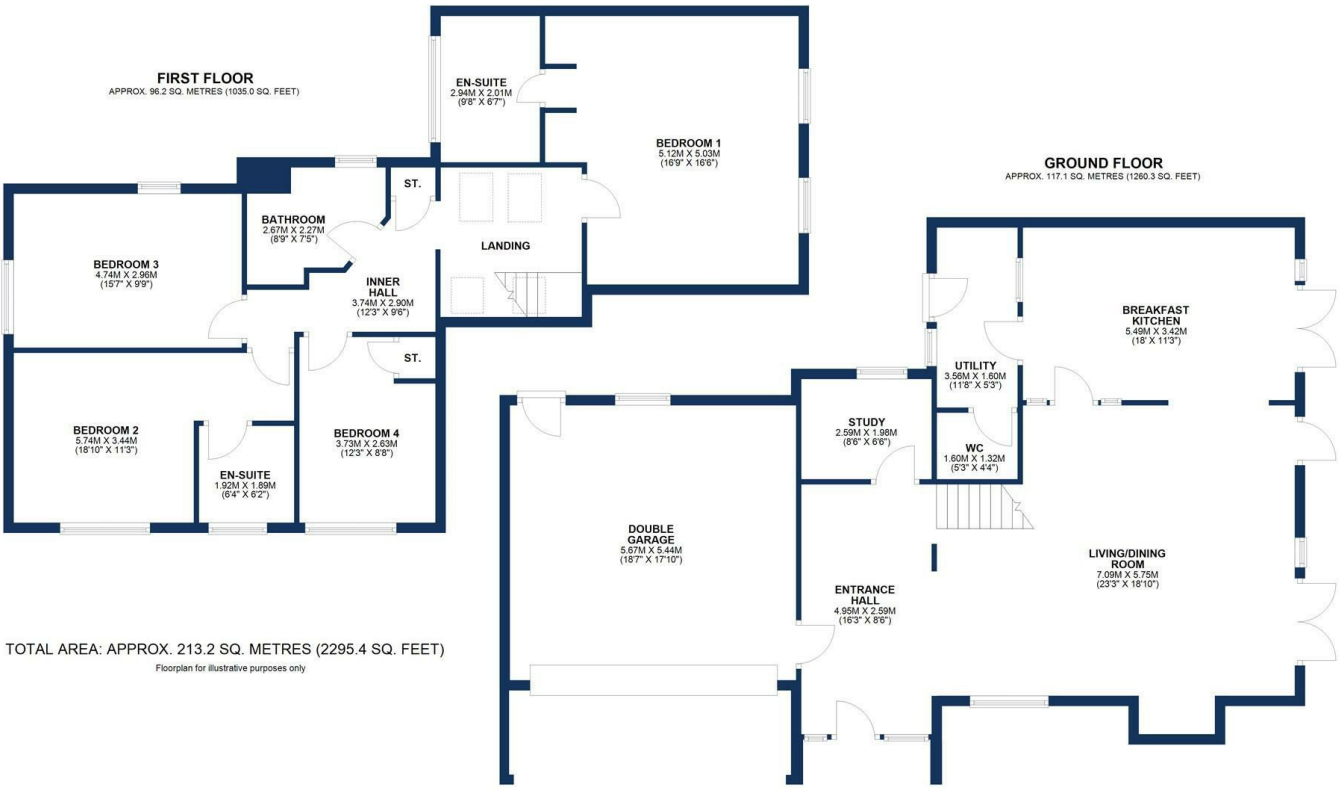

TOTAL AREA: APPROX. 213.2 SQ. METRES (2295.4 SQ. FEET)

Floorplan for illustrative purposes only

HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNS@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM