



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4, Cheshire View, Kerridge, Cheshire, SK10 5AU

Formerly two stone cottages, now beautifully converted into one, this period property has magnificent gardens and views.

Guide Price £575,000

Formerly two quarryman's cottages, now tastefully converted into one, this four bedroom cottage is charming in every way. The panoramic views reach across the delightful gardens and the Cheshire Plain. The property sits in the middle of two others at Cheshire View (originally six cottages). On viewing this house you are bound to fall in love with it. The house and surroundings have an aura of exquisite peacefulness.

Immaculately presented, yet retaining many original features, this lovely period property provides substantial accommodation. On entering, a welcoming, large family/dining room looks across to the magnificent gardens and views across to the Cheshire Plain. Doors from this room lead to a large lounge on one side and a kitchen/utility to the other. At first floor level the staircase splits 2 ways and the landing allows access to four bedrooms, one with ensuite and a family bathroom.

The access to the house to the rear is steep and parking is an issue. There is a parking space at the back of the cottage but, after reversing down the steep drive, (essential as turning it round would be extremely difficult at the bottom), the space is tandem with a neighbour. The current owner has always parked in a lay-by at the top of the drive and walked down.

Outside, to the front, the property enjoys a beautiful, peaceful setting with a gorgeous flagged patio and steps down to an undulating large garden, laid mainly to lawn with an abundance of borders, shrubs, flowers and trees leading to a wooded area and shed. There are two further seating areas to be found and meandering steps akin to a small park! Special mention must be made of the stunning views. The majority of rooms in the house face the delightful countryside.

Directions:

From our Bollington Office proceed up High Street turning right into Chancery Lane. At the junction turn left into Jackson Lane and after a short distance turn left again into Redway. Continue up the hill until you can see a lay-by on the right hand side where it is best to park. Do not attempt to drive down the track to Cheshire View.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 minutes and 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

FAMILY ROOM/DINING ROOM 20'4 x 12'7

Stone fireplace with wooden mantle, attractive fitted cupboards, some walls with attractive Kerridge stone, shelving, flagged stone floor, stone windowsills, understairs storage, two double radiators. Doors to lounge, kitchen and garden.

LOUNGE 20'5 x 13'10

Multi-fuel stove and wooden lintel, beams, stone flagged floor, some walls with attractive Kerridge stone, stone windowsills, picture window with views (formerly a door).

KITCHEN 9'11 x 6'10

Attractive, bespoke, David Lisle fitted kitchen units with granite tops, Belfast sink, electric double oven and 4 ring gas hob, Quarry tiled floor, integral fridge, integral freezer, fitted plate rack.

UTILITY 6'4 x 5'11

Belfast sink, quarry tiled floor, plumbing for washing machine, door to rear.

FIRST FLOOR

LANDING

Fitted book shelving.

BEDROOM ONE 14'2 x 12'7

Attractive pine floor, feature Kerridge stone walls, beams, single radiator, access to loft, fitted wardrobes, exceptional views.

ENSUITE 7'10 x 4'7

Attractive tiled wall and tiled shower cubicle with electric shower, Kerridge stone wall, single radiator, low level WC, pedestal wash hand basin, laminate floor.

BEDROOM TWO 13'1 x 11'

Attractive double and single matching wardrobes, access to loft, Kerridge stone wall, double radiator.

BEDROOM THREE 10' x 7'2

Single fitted wardrobe, single radiator.

BEDROOM FOUR 8'10 x 5'8

Single fitted wardrobe, single radiator, stone sill.

OUTSIDE

Gardens as previously mentioned.

TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their solicitors.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND F

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**MISDESCRIPTIONS ACT 1967**

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