



**GASCOIGNE
HALMAN**

1 SMITHFIELD COTTAGES, POYNTON

THE AREAS LEADING ESTATE AGENT



1 SMITHFIELD COTTAGES, POYNTON

Offers Over £425,000

**** NO CHAIN **** A STUNNING CHARACTERFUL and DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM MINERS COTTAGE boasting ORIGINAL PERIOD FEATURES and finished to an EXCEPTIONAL STANDARD. TWO BEDROOMS, a STYLISH MODERN BATHROOM, TWO SPACIOUS RECEPTION ROOMS, a BEAUTIFULLY appointed KITCHEN, FRONT GARDEN & SEPARATE LARGE REAR GARDEN. OFF ROAD PARKING, BREATHTAKING and UNINTERRUPTED VIEWS to the rear.

- A CHARMING AND CHARACTERFUL TWO BEDROOM BEDROOM PERIOD COTTAGE
- IMMACULATELY PRESENTED THROUGHOUT
- TWO SPACIOUS RECEPTION ROOMS AND MODERN KITCHEN
- MASTER BEDROOM WITH FITTED WARDROBES
- OFF ROAD PARKING FOR UP TO TWO VEHICLES
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH STUNNING VIEWS



Occupying an enviable position and situated within a desirable semi-rural setting, this beautifully presented two-bedroom Miners cottage has been finished to an exceptional standard throughout seamlessly combining characterful charm with high-quality contemporary design, all set within a superbly maintained and private garden and just a short drive from Poynton village and its wide range of shops, amenities, and transport links. In brief, the property comprises:- a welcoming entrance leading into a spacious and charming sitting and dining area. From here, access is provided to a cosy yet stylish living room, complete with a feature fireplace and log-burning stove. The kitchen is thoughtfully designed and beautifully appointed with dual aspect windows which allows for plenty of natural light, featuring a range of modern shaker-style wall, base and drawer units with complementary work surfaces, an inset farmhouse sink and integrated appliances including a fridge freezer, gas hob and oven. To the ground floor, a contemporary bathroom is finished to a high specification, comprising a panelled bath with rainfall shower over, WC and wash basin, all complemented by elegant tiling and stylish fixtures. To the first floor are two well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from built-in wardrobe storage, while bedroom two offers flexibility for use as a guest room, nursery or home office. Both rooms enjoy an abundance of natural light, with the rear bedroom benefiting from attractive open views. Externally, to the front there is a gravel driveway proving ample off-road parking. To the rear, there is a patio area which offers an ideal setting for outdoor dining and entertaining and a stunning rear garden mainly laid to lawn and bordered by mature planting and fencing, providing a high degree of privacy enjoys stunning open views over the surrounding countryside.

DIRECTIONS

SK12 1SP

TENURE

FREEHOLD

LOCAL AUTHORITY

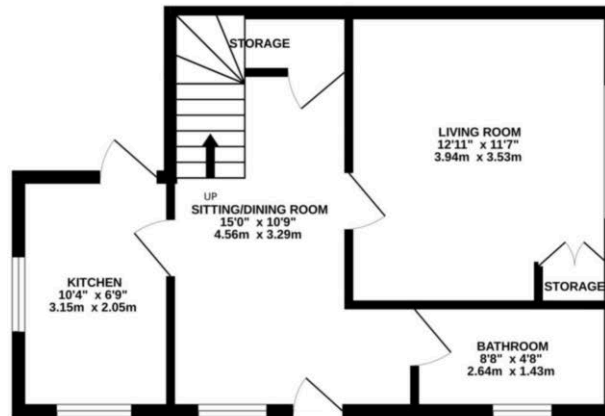
CHESHIRE EAST COUNCIL TAX BAND D

SERVICES (NOT TESTED)

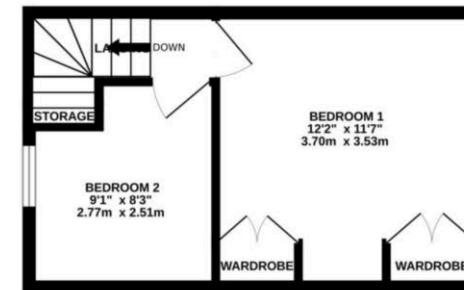
Services have not been tested and you are advised to make your own enquiries and/or inspections.

FLOORPLAN & EPC

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
241 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

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