

**Oak Tree Cottage Woodhouse End Road,
Macclesfield, SK11 9QT**





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Built in 1919, Oak Tree Cottage was originally one of five smallholdings established to provide returning soldiers with a sustainable agricultural livelihood. Over the past 28 years, the current owners have carefully and sympathetically extended and enhanced the property, creating a truly exceptional home set within the picturesque Cheshire countryside.

The well-appointed accommodation briefly comprises a porch leading into an impressive entrance hall with a vaulted ceiling, a spacious 28-foot lounge with a multi-fuel stove, a conservatory, dining room, kitchen, utility room, and a WC to the ground floor. To the first floor are three bedrooms, including a principal bedroom with en suite, alongside a contemporary family shower room. The property further benefits from oil-fired central heating and double glazing throughout.

Occupying a plot of approximately half an acre, the cottage is surrounded by beautifully maintained gardens on all sides, complemented by a generous driveway. A charming wildflower meadow adds to the setting, while beyond the garden lies an additional acre of pasture land acquired by the current owners, enjoying far-reaching views across open farmland.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield in a southerly direction along the A523. At the Fools Nook Public House take a right turn over the canal. Drive for approximately half a mile and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Porch

uPVC front door with glazing inset. uPVC double glazed windows. Quarry tiled flooring. Glazed inner door to the Entrance Hall.

Entrance Hall

Spindle balustrade and handrail to the staircase. Vaulted ceiling to the landing. Cloaks cupboard with electric light and hanging rail. Double panelled radiator.

Lounge

28'8 x 21'6 reducing to 12'2

A feature brick-built inglenook fireplace with multi-fuel stove, raised slate hearth and timber mantel. Downlighting. Wall-light points. Finger-latch doors. uPVC double glazed windows to the front and rear elevation. uPVC patio door opening onto the side patio. Double panelled radiators. uPVC double glazed doors to the Conservatory.

Conservatory

13'4 x 10'10

uPVC double glazed doors opening onto the garden. Ceiling fan with electric light. Electric storage heater.

Dining Room

12'7 x 8'9

Finger-latch door. Brick-built display fireplace with tiled hearth and wooden mantel. Shelving to the chimney recesses. Downlighting. uPVC double glazed window. Double panelled radiator. Open way through to the Kitchen.

Kitchen

18'3 x 8'9 at maximum

One and half bowl stainless steel inset sink with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting granite work surfaces and splashbacks. Electric cooker point. Plumbing for dishwasher. Space for a fridge. Downlighting. uPVC double glazed window. Finger-latch door. Single panelled radiators.

Pantry

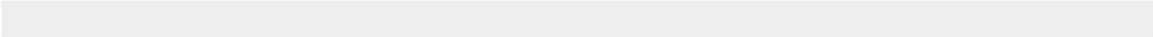
Ample shelving. uPVC double glazed window.

Utility/Rear Porch

Belfast sink. Space for a freezer. Plumbing for automatic washing machine. Free-standing central heating and domestic hot water boiler. Downlighting. Composite back door. uPVC double glazed windows. Single panelled radiator.

Cloakroom/W.C.

Low suite W.C. High level storage cupboards. Extractor fan. Downlighting. Single panelled radiator.



First Floor

Galleried Landing

Spindle balustrade to the staircase. Downlighting. Large storage cupboard with shelving housing the hot water cylinder.

Bedroom One

14'7 x 13'4 into the bay

Eaves storage. Downlighting. uPVC double glazed windows to two elevations featuring beautiful views over the surrounding countryside. Loft access. Single panelled radiator. Dressing area: Fitted cupboards. Downlighting.

En-Suite

The suite comprises a panelled bath with mixer tap, screen and shower over, a pedestal washbasin and a low suite W.C. Downlighting. Partially tiled walls. Extractor fan. Velux window. Single panelled radiator.

Bedroom Two

17'7 x 13'2 into the bay

Eaves storage. Downlighting. uPVC double glazed windows to two elevations. Single panelled radiator.

Bedroom Three

9'10 x 8'5

Storage cupboard. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin and a low suite W.C. Downlighting. Partially tiled walls. Extractor fan. Velux window. Single panelled radiator.

Outside

Gardens

To the front, a gated gravel driveway provides ample off-road parking. The property is enveloped by beautifully maintained gardens and further enhanced by a charming wildflower meadow, additional pasture land, and far-reaching views across the surrounding countryside.

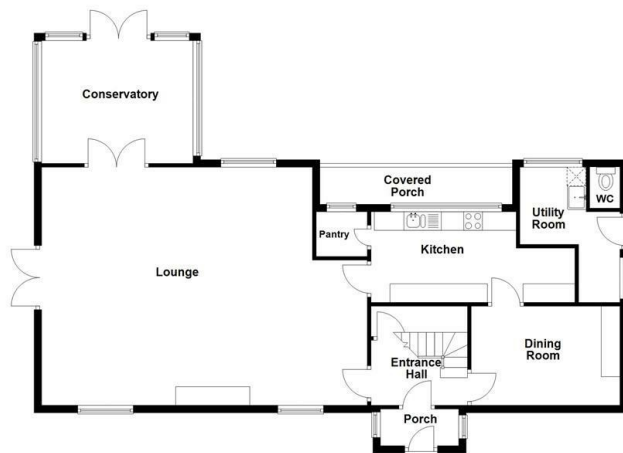
Tenure

Freehold.

£850,000

HOLDEN & PRESCOTT

Ground Floor



First Floor



