



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4, Clarke Lane, Bollington, SK10 5AH

A unique Grade II listed cottage located in an idyllic location with extensive private gardens and off road parking. NO ONWARD CHAIN.

Guide Price £395,000

Briar Cottage dates back to circa 1630 and is one of the oldest properties in Kerridge and Bollington. It is steeped in history and set in a desirable countryside location. Formerly two cottages Briar Cottage is Grade II listed and exudes a wealth of charm and character to include stone floors, a wealth of beams, wooden latch doors and stained glass windows.

The accommodation comprises on the ground floor entrance hall, lounge, kitchen open to dining area, cloakroom and family room. To the first floor the landing allows access to two good sized bedrooms and a spacious bathroom.

The property enjoys a well stocked cottage garden to the front whilst to the rear there is a terraced lawn and a paved seating area. There are abundantly stocked borders with shrubs and mature and extensive trees all of which is fully enclosed. Briar Cottage benefits from an additional adjacent private garden which is accessed by a gate and is laid mainly down to lawn with well stocked borders with shrubs, trees and also enjoys a gravelled parking area.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Radiator, staircase off.

LOUNGE 15'2 x 12'8

Double radiator, log burning stove incorporating stone hearth, double glazed windows, original beams, cupboard and shelving to sides of the fireplace, cupboards housing meters, feature stone wall, door to understairs storage.

KITCHEN 12'4 x 7'10

Comprising a range of base, eye level and wall units, attractive working surfaces, cupboard housing boiler, space for dishwasher, space for washing machine, space for fridge freezer, built in electric oven with space for microwave over, single drainer sink unit with mixer tap, four ring gas hob with extractor hood over, original beams, Quarry tiled floor, part tiled walls, double glazed windows.

DINING AREA 14'7 x 7'10

Stable door to outside, double radiator, double glazed windows, original beams, Quarry tiled floor open to storage and shelving.

CLOAKROOM

Comprising low level WC, pedestal wash hand basin with mixer tap, double glazed windows, Quarry tiled floor, part tiled walls.

FAMILY ROOM 11'11 x 10'2

Original stone floor and beams, double glazed windows, open hearth, double radiator, built-in original storage and shelving, original latch door.

FIRST FLOOR

LANDING

Built-in shelving and storage, beams.

BEDROOM ONE 15'3 x 11'3

Original wood floor, beams, double glazed windows, double radiator, built-in wardrobes and shelving with hanging space, loft access, original latch door.

BEDROOM TWO 12'4 x 9'10

Original wood floor, beams, double glazed windows, single radiator, original latch door to walk-in storage, loft access, dual aspect.

BATHROOM 11'5 x 8'5

Comprising panelled bath with shower attachment, shower cubicle with electric shower, single radiator, low level WC, vanity wash hand basin with cupboard below, cupboard housing hot water tank, door to extra storage and shelving, views over countryside, tiled floor, part tiled walls, original latch door.

OUTSIDE

Gardens as previously mentioned.

TENURE

We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

GREENHOUSE

SHED

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND D

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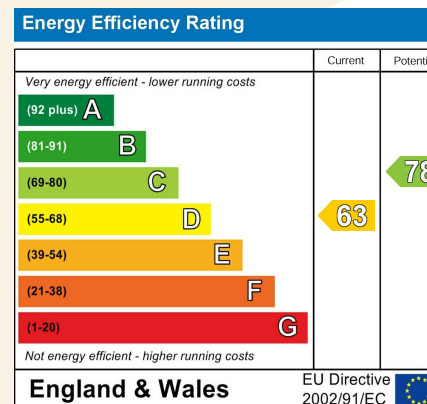
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