

Tilling Cottage

Prestbury

Offers Over £500,000

Andrew J Nowell
& Company





Tilling Cottage, 18 Bollin Grove, Prestbury, SK10 4DR

Georgian mid-terrace cottage located in the heart of Prestbury Village, enjoying a picturesque position right alongside the River Bollin.

- Two bedrooms & Dressing Room
- Stunning Front Courtyard
- Village location
- Period Cottage

Situated within easy walking distance of Prestbury Village and its excellent range of amenities, boutique shops and popular restaurants. Set alongside the tranquil River Bollin, the property combines period charm with a serene riverside setting, offering the perfect blend of village living and scenic surroundings.

The ground floor features an inviting living room with an exposed brick fireplace, serving as a charming focal point, complemented by natural light from sash windows. At the front, a south-west facing garden provides a peaceful retreat, where the gentle sound of the river can be enjoyed. To the rear, the well-appointed kitchen/dining room, with built in units opens through to a sunroom and onto the rear garden.

Upstairs, two well-proportioned bedrooms and two bathrooms (1 en-suite) with traditional fittings. Characterful features such as exposed beams and generous ceiling heights enhance the cottage's warmth and appeal and there is a third room ideal for a study or dressing room.





The cottage is also ideally placed for access to excellent schooling and the motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

For those who love the outdoors, Tilling Cottage is perfectly placed for scenic riverside strolls, charming village paths, and tranquil countryside walks right from Prestbury

With its unique riverside setting, period character, and versatile living spaces, Tilling Cottage represents a rare opportunity to secure a quintessential Prestbury home.

Important Information

What 3 Words - [/// //share.branch.planet](http://www.share.branch.planet)

Council Tax - Band E

EPC Rating - D (62/80)

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: On Street Parking
(option to create off road parking at front)

Flood Risk*: Very low flood risk

Broadband**: Ultrafast Broadband Available

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

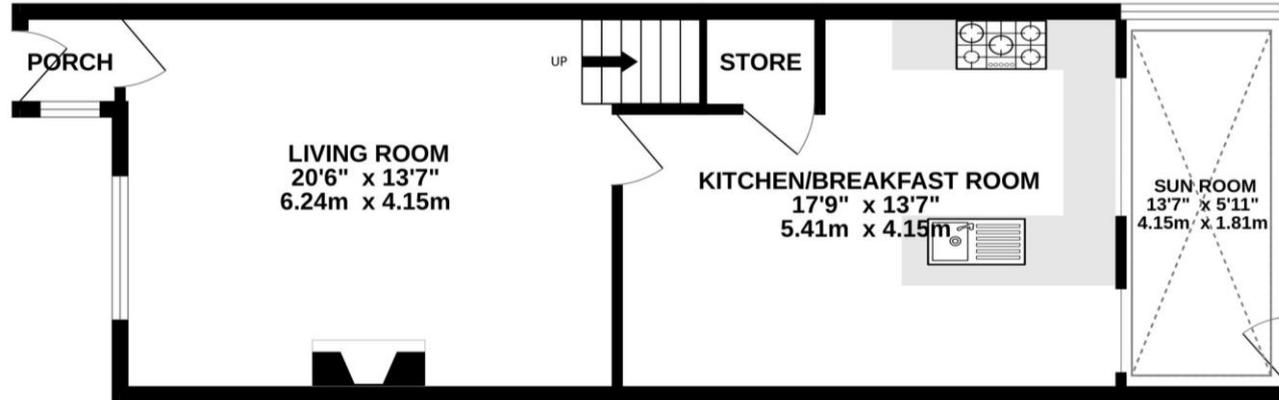
The rear garden is on license from the council at £20 per year.

* Information provided by GOV.UK

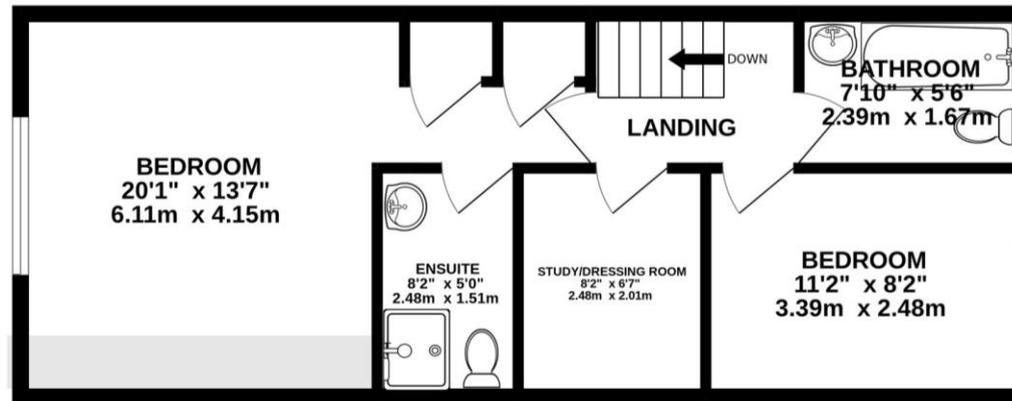
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 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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