



THE VILLA BARLOW HILL, WINCLE, MACCLESFIELD, CHESHIRE, SK11 0QE

Andrew J Nowell
& Company



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£1,850 Per Calendar Month

- Parking - Private off road parking, carport & garage
- Heating - Oil central heating
- Electric - mains, Water - Borehole, Drainage - Septic tank (located in field across the road)
- EPC rating - To be confirmed
- Council Tax band - F (Cheshire East).
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit [cheshireeast.gov.uk/garden bin](http://cheshireeast.gov.uk/garden-bin)
- **Flood Risk - There is a very low flood risk for this property.
- *Broadband providers - Openreach.
- *Mobile providers- Likely access to Three. Limited access to EE, O2, and Vodafone
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to renting the property. ** Information provided by GOV.UK

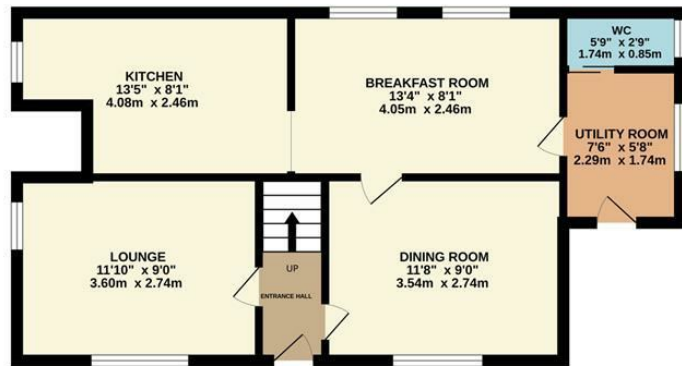




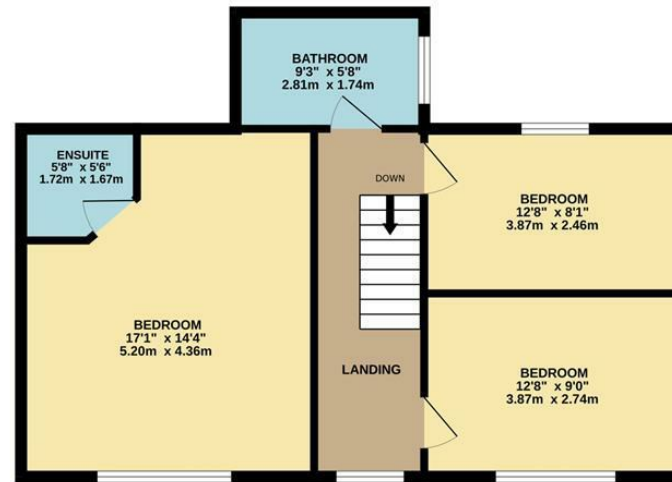
A rare and exciting opportunity to enjoy a three bedroom double-fronted stone built cottage situated within the popular scenic Peak District village of Wincle. Wincle itself is a real community village with popular pubs, local brewery and primary school. Offering best of both worlds with stunning walks and bike rides along with easy access to Macclesfield with the larger shops and access to both Manchester and London. Retaining many original features the accommodation arranged over two-levels briefly comprises: Entrance hall with access to both the lounge and dining room, both of which enjoy the open forward views, a separate breakfast room (with wood burner), opens through to the kitchen. To the side is a utility room and wc. From the entrance hall a staircase leads up to a first floor landing, which provides access to the three double bedrooms (the main bedroom has an ensuite shower room), and family bathroom. Outside the property is set within mature gardens, which have been nurtured and well-maintained, offering lawned areas along with stone flagged step and sitting areas, surrounded by flowerbed borders. An outbuilding is also provided (containing the water filtration system) along with a smaller store. UNFURNISHED. AVAILABLE: From the 1st NOVEMBER 2025



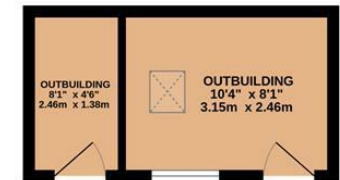
GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



FIRST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



OUTBUILDING
120 sq.ft. (11.1 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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