

Browns Lane

Wilmslow, Cheshire, SK9 2BR



mosley jarman



Fermain Cottage, Browns Lane, Wilmslow, Cheshire, SK9 2BR

£1,150,000

A charming and highly attractive Cheshire brick detached home of great appeal, situated in a most coveted address on Browns Lane.

Thoughtfully extended over the years, the house boasts close to 2200 SQ FT of beautifully presented family accommodation, with high quality fittings throughout. Of note is the stunning bespoke hand painted kitchen, adjoining a large family room with log-burning stove and dining room. Additionally, there is a spacious separate living room, study, utility room and integral garage.

Then to the first floor are four generously sized bedrooms, one with a dressing room, then two luxurious en-suites and a family bathroom off a wide landing.

Complimenting the spacious accommodation is the south-west facing large rear garden, with a substantial patio and heated gazebo.



- AN ATTRACTIVE AND INDIVIDUAL CHESHIRE BRICK DETACHED HOUSE
- DESIRABLE LOCATION JUST OFF ADLINGTON ROAD
- STUNNING HAND PAINTED BESPOKE KITCHEN
- FOUR GENEROUSLY SIZED BEDROOMS
- HANDY UTILITY ROOM & INTEGRAL GARAGE
- THOUGHTFULLY EXTENDED ACCOMMODATION
- SOUTH WEST FACING LARGE REAR GARDEN
- THREE RECEPTION ROOMS PLUS A STUDY
- THREE BATH/SHOWER ROOMS
- SWEEPING STONE DRIVEWAY



THE LOCATION

Fermain Cottage, situated on Browns Lane in Wilmslow, enjoys an excellent location that combines convenience with a peaceful setting. The property lies just a short distance from Wilmslow town centre, offering easy access to a variety of shops, cafés, and restaurants. Wilmslow train station is also close by, providing regular services to Manchester, London, and other key destinations. Despite its proximity to local amenities, the cottage benefits from nearby countryside walks and green spaces, allowing for a tranquil, semi-rural feel. Manchester Airport is only a short drive away, making the location ideal for commuters and frequent travellers alike.

GROUNDS & GARDENS

Approached over a sweeping stone driveway, the house offers ample off-road parking, with good access to the side garage and onto the delightful south-west facing rear garden. The garden has a large heated timber pergola, offering the perfect all weather seating environment to enjoy long summer days or cooler winter evenings.

IMPORTANT INFORMATION

Council Tax Band: G
EPC grade: C
Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband^{**}: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three^{*}

Mobile Coverage^{**}: Mobile coverage at the property available with all main providers^{*}. Some limited indoor coverage.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: TBC

Tenure: Freehold with £4.13 PA Rent Charge

^{*} Information provided by GOV.UK

^{**}Information provided by Ofcom checker.

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

Postcode: **SK9 2BR**

What 3 Words: **tumblers.lion.partner**

Council Tax Band: **G**

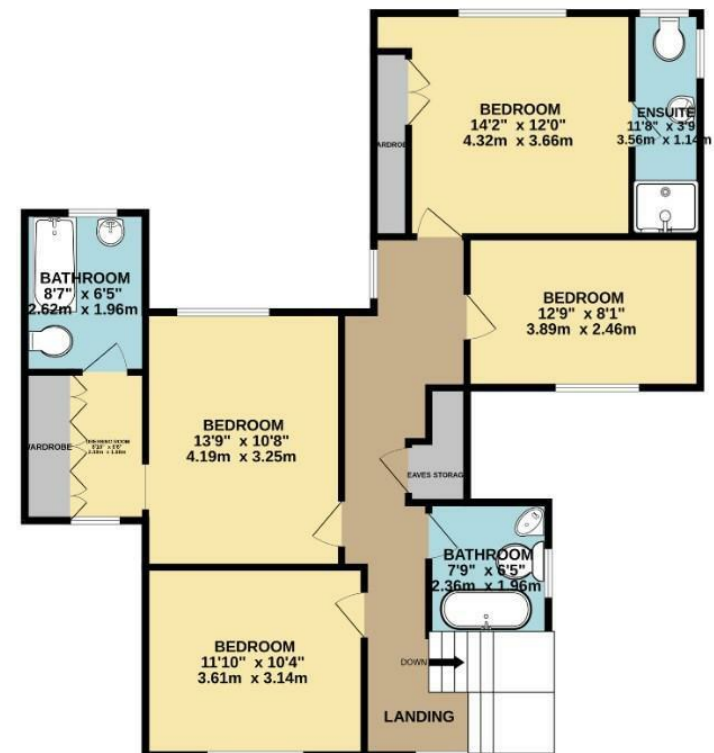
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR
949 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.6 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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