

# Laburnum Cottage, 92 Adlington Road

Wilmslow, Cheshire, SK9 2BT



*mosley jarman*





## Laburnum Cottage, 92 Adlington Road, Wilmslow, Cheshire, SK9 2BT

### Offers Over £750,000

An elegant, stylishly refurbished, deceptively spacious four bedroom Grade II listed cottage that dates back to the 17th Century and has accommodation arranged over three floors.

A bespoke cottage with beautiful original features such as sash windows, feature brick walls and exposed ceiling beams which are complemented by high specification contemporary styling which includes gas underfloor heating and an Oak stair case with glass balustrade. Secondary glazed windows to the front and double glazed to the rear. In addition to the underfloor heating there are radiators run by a gas boiler.

The accommodation on ground floor level includes a dining hall (with feature exposed brick wall, dual aspect windows, slate tiled floor and a wood burner), sitting room (with dual aspect including French doors opening to the rear and a wood burner with wooden mantle), breakfast kitchen (re-fitted with hand painted Shaker units, Granite work surfaces, Lacanache range oven, wine fridge and an integrated dishwasher. Two breakfast bar areas with room for bar stools), Utility room and WC.

The lower ground floor reveals a double bedroom (with French doors which lead to the garden) and the first floor provides a landing, a spacious main bedroom (with stunning vaulted ceiling and dual aspect windows), two further bedrooms (one with exposed 'A Frame' and both with vaulted ceilings) and a bathroom (fitted with white sanitary ware which includes twin wash hand basins within a vanity unit, a bath and walk in shower with Grohe thermostatic fittings. Travertine tiling, ladder radiator and a vaulted ceiling).

- Elegant and deceptively spacious accommodation arranged over three floors
- Idyllic semi rural location
- Gas underfloor heating
- Magnificent period features that include vaulted ceilings and exposed beams
- Large private West facing rear garden which is not overlooked
- Dating back to the 17th Century
- Four bedrooms
- Stylish re-fitted hand painted Shaker kitchen with granite work surfaces
- Stunning views over neighbouring greenbelt fields





### Important Information

What 3 Words - ///friend.crusaders.helper

Council Tax - F

EPC Rating - D

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk\*: Medium risk of surface water flooding, very low risk of other types of flooding.

Broadband\*\*: Superfast Broadband available at the property

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited indoor coverage with EE, Three and O2

\* 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.

### The Location

Laburnam Cottage is situated on the outskirts of Wilmslow Town Centre and is also within easy reach of Alderley Edge, Bramhall and Prestbury. Situated in an idyllic semi rural location close to countryside as well as being within a short drive of Wilmslow, Alderley Edge, Bramhall and Prestbury centres.

### The Grounds & Gardens

A York Stone paved driveway to the front provides off road parking and there is a large attractive private South facing rear garden which is not overlooked and benefits from stunning views over green belt fields to the rear.

The rear garden is laid mainly to lawn with a large patio, raised timber deck, attached boiler room, summer house ( with light and power), garden shed and tree borders.

Postcode: **SK9 2BT**

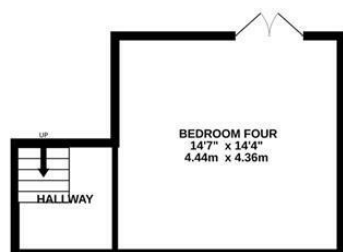
What 3 Words:

Council Tax Band: **F**

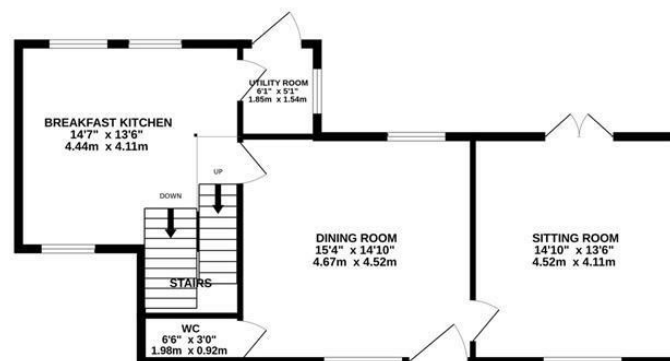
EPC Rating: **D**

Tenure: **Freehold**

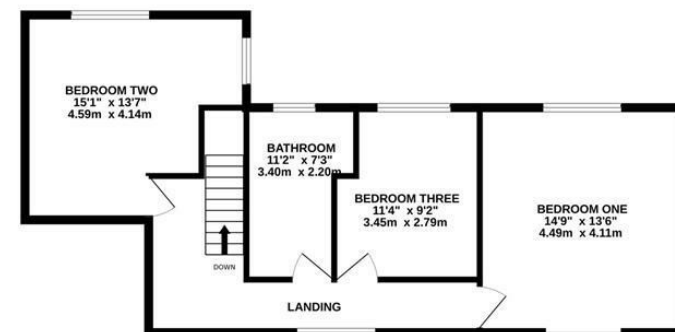
LOWER GROUND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



GROUND FLOOR  
702 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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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