HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

9 Cow Lane, Macclesfield, SK10 5BL





9, Cow Lane, Macclesfield, Cheshire SK10 5BL

A charming two-bedroom cottage, ideally positioned in the heart of the sought-after village of Bollington, enjoying a delightful combination of character, countryside views and a welcoming village atmosphere. The property commands panoramic views to the front, whilst to the rear there are wonderful views towards the iconic White Nancy. With an abundance of countryside walks readily accessible from the doorstep, the property is perfectly placed for those seeking a peaceful rural setting without compromising on the convenience and amenities of village life.

The accommodation briefly comprises a living room and kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. From the second bedroom there is also access to a boarded and carpeted loft space with a velux window. The property benefits from gas fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a stone-flagged driveway, providing off-road parking for one vehicle. To the rear is a delightful cottage-style garden, offering a charming and peaceful outdoor space in which to relax and enjoy the surrounding countryside, with lovely views towards the iconic White Nancy.

Combining character, charm and a superb village setting, Cow Lane presents an excellent opportunity to acquire a delightful cottage in a highly desirable and picturesque location.

Bollington is a vibrant and ever-evolving town known for its thriving artistic and community spirit. From the championship-winning Bollington Brass Band (North West 1st Section) to the Festival Choir, Bollington Light Opera Group (BLOG) and the Festival Players, the town boasts a rich tapestry of cultural and volunteer-driven initiatives. Increasingly popular with tourists. Bollington offers excellent opportunities for walking, cycling and horse riding amid stunning countryside. Residents of Bollington have access to good transport links including national motorways, major road and train networks incuding, the West Coast Line direct to London and Manchester International Airport which is only thirteen miles away.

Proceed out of Macclesfield along the Silk Road towards Bollington and at the second roundabout, take the third right towards Bollington. Proceed into the village and take the second turning on the right after South West Avenue into Grimshaw Lane. Continue under the aqueduct to the 'T' junction and then turn left into Chancery Lane. At the end of Chancery Lane, continue into Cow Lane and the property can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Living Room
12'5 x 12'5
Hardwood front door with glazing inset. Multi-fuel stove set within a recessed fireplace with a stone hearth and wooden mantel. T.V. aerial point. Fitted shelving. uPVC double glazed window with stone sill. Double panelled radiator.

Kitchen
12'5 x 9'3
Belfast sink with mixer tap and base unit below. An additional range of bespoke base and eye level units with wood block work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring gas hob with extractor hood over. Integrated microwave. Integrated fridge/freezer. Plumbing for automatic washing machine. Cupboard housing the Ideal combination condensing boiler. Recessed spotlighting. T.V. aerial point. Handrail to the staircase. uPVC double glazed window. uPVC door with glazing inset opening onto the rear garden. Double panelled radiator.

First Floor

Landing
Handrail to the staircase.

Bedroom One
12'5 x 12'5
Finger-latch door. Exposed timber ceiling beams. Original cast iron fireplace. Fitted wardrobe to the chimney recess. Recessed spotlghting. uPVC double glazed window with stone sill. Double panelled radiator.

Bedroom Two
9'2 x 5'2
Finger-latch door. T.V. aerial point. Access to the loft via a pull-down ladder. uPVC double glazed window with stone sill and stunning views to the rear. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath wiith mixer tap and hand-held shower attachment, a countertop washbasin with mixer tap and tiled splashbacks and a low suite W.C. Finger-latch door. Built-in storage cupboard. Partially tiled walls. Tiled flooring. Recessed spotlighting. uPVC double glazed window. Vertical heated towel rail.

Loft Space
10'08 x 10'11
Accessed via a pull-down ladder. Courtesy light. Exposed timber ceiling beams. Storage to the eaves. Velux window. Double panelled radiator..

Outside

Gardens
To the front of the property there is a stone-flagged driveway providing off-road parking for one vehicle whilst to the rear, there is a lovely courtyard style garden with views over open farmland and White Nancy beyond.

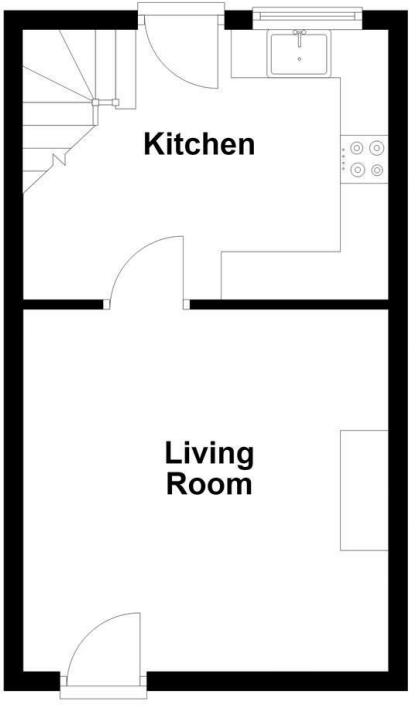
Tenure
Leasehold - A term of 999 years from 1840. There is an annual ground rent of £2.10s.0d.

£315,000

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Ground Floor



First Floor











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