





## 10, Chancery Lane, Bollington, Cheshire SK10 5BJ

A charming two-bedroom stone cottage, beautifully styled to create a warm and cosy atmosphere, enjoying stunning elevated views over the village and surrounding rolling hills. This delightful home retains much of its original character while benefiting from tasteful modern updates throughout.

Occupying a highly desirable position at the upper end of the village, the property is ideally located close to White Nancy and set within the sought-after Kerridge Conservation Area. It is also just a short stroll from Bollington's excellent range of local shops, traditional pubs, and popular eateries.

The accommodation briefly comprises a living room and a well-appointed kitchen to the ground floor. To the first floor are two bedrooms and a contemporary family bathroom. A further advantage is the fully boarded loft, complete with Velux window, power, and lighting, providing excellent additional storage space. Additional features include gas-fired central heating and uPVC double glazing throughout.

Externally, the property benefits from a private York stone courtyard, offering ample space for outdoor seating and entertaining. There are also two useful outhouses and a substantial stone outbuilding.

Bollington is a village that never stands still, with a network of restaurants, delis, and bars all helping to combine to provide a wonderful local village atmosphere and a delight in which to live. There is a strong community feel throughout the area, which is infectious to visitors and residents alike. There is so much to do, with the village providing excellent walking, cycling, and riding routes in all directions.

A short journey away, Macclesfield has access to good transport links, including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road.

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 where the property can be found on the right-hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Living Room

12'11 x 12'07

Composite front door with glazing inset. Mult-fuel stove set within a recessed fireplace with stone hearth and mantel. Recessed spotlighting. uPVC double glazed window with plantation shutter. Double panelled radiator.

### Kitchen

12'10 x 7'07

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting wood block work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring induction hob with extractor hood over. Plumbing for automatic washing machine. Wall-mounted Alpha combination condensing boiler. Recessed spotlighting. uPVC double glazed window. uPVC door with glazing inset opening onto the rear garden.

## First Floor

### Landing

Access to the loft via a pull-down ladder. Recessed spotlighting. Double panelled radiator.

### Loft Space

12'10 x 12'01

Accessed via a pull down ladder. Exposed timber ceiling beams. Exposed stonework. Electric light. Velux window.

### Bedroom One

12'09 x 8'07

Open grate cast iron fireplace with stone hearth. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

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**Bedroom Two**

8'03 x 5'01

Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

**Bathroom**

The white suite comprises a panelled bath with mixer tap and thermostatic rainfall shower and additional shower attachment over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. Recessed spotlighting. Partially tiled walls. Extractor fan. Electric shaver point. Vertical heated towel rail.

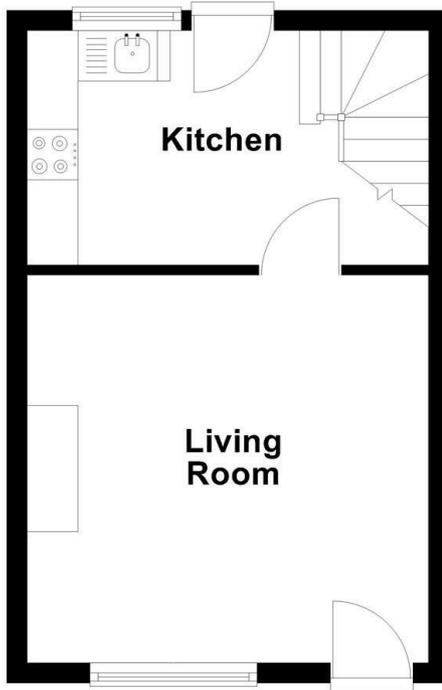
**Outside****Gardens**

To the rear of the property there is a pleasant shared courtyard style garden.

**£235,000**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**

