





Watsons Mill 1, High Street, Macclesfield, Cheshire SK10 5PH

This stunning Grade II Listed stone-built mill conversion has been thoughtfully transformed into a beautifully presented 3/4 bedroom home.

Ideally located in the heart of Bollington and laid out over three well-balanced floors, the property offers spacious and characterful accommodation with picturesque views towards White Nancy.

In brief the accommodation comprises an entrance hall, cloakroom/ W.C. utility room and a study/fourth bedroom on the ground floor. The first floor features the main open plan living accommodation. The lounge/dining room and large kitchen is separated by a glass folding door. To the first floor there are three bedrooms, of which two benefit from mezzanine floors and a bathroom.

There is a carport which can provide parking for one small vehicle and also leads to the single garage. From the rear of the garage there are double patio doors which open onto the new acquired gardens. The garden has a wonderful view and enjoys a sunny south westerly aspect capturing the best of the afternoon and evening sun.

The property has approved planning for a garage conversion.

Bollington is a popular location being a town which still feels like a village. It has an active community which ensures there are plenty of volunteers to support many events each year. It also hosts the Bollington Festival and has many clubs and societies. There are several good local primary schools with pupils then transferring to secondary schools in Macclesfield. There are many opportunities for walking and cycling and an increasing number of local restaurants, bars and independent food outlets.

Macclesfield is just 3 miles away with access to good transport links, including national motorways, major roads and train networks with direct access to London. Manchester International Airport is only ten miles from Bollington by road.

Proceed out of Macclesfield along the Silk Road. At the second roundabout take the third exit sign posted by Bollington and continue into the village. Proceed under the aqueduct and along Palmerston Street. Just beyond Pool Bank car park turn right into High Street where the property can be found through a stone arch way on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall

Solid wood front door with double glazed panel inset. Spindle balustrade to the staircase. Understairs storage cupboard with coat hooks. Downlighting. Tiled flooring. Meter cupboard. Double panelled radiator.

Carport

Wrought iron gates. Stone floor. Large timber storage cupboard. Access to the garage.

Integral Garage

20'0 x 8'6

Up and over door. Power and light. Double doors onto the garden.

Study/Bedroom Four

9'7 x 7'7

Window. Laminate flooring. Double panelled radiator.

Utility Room

7'6 x 6'3

Stainless steel sink unit with a base cupboard below. Work surface with plumbing for washing machine and space for tumble dryer. Baxi combination condensing boiler. Tiled flooring. Double glazed window. Single panelled radiator.

Cloakroom/W.C.

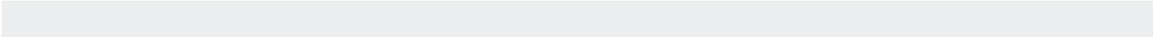
Pedestal wash basin. Low suite W.C. Extractor fan. Tiled walls. Tiled flooring. Single panelled radiator.

First Floor

Lounge/Dining Room

19'4 x 16'4

Spindle balustrade to both staircases. Feature exposed stone wall with multi-fuel stove set on a stone hearth. T.V. aerial point. Solid wood flooring. Double glazed windows. Double panelled radiator. Open way with bi-folding doors through to the kitchen.



Kitchen

15'11 x 10'1

Stainless steel free-standing double sink with mixer hose head tap and cupboards below. An additional range of matching base level cupboards with wooden work surfaces. Integrated double oven with four ring gas hob and extractor hood over. Downlighting. Tiled flooring. Double glazed window. Vertical anthracite grey radiator.

Second Floor

Landing

Spindle balustrade to the staircase. Exposed wooden ceiling beams. Large storage cupboard with shelving.

Bedroom One

15'11 x 10'1

Exposed ceiling beams. Fixed wooden staircase with storage cupboard and spindles to mezzanine level. Double glazed windows. Double panelled radiator

Bedroom Two

13'7 x 8'11

Exposed wooden ceiling beam. Double glazed window. Double panelled radiator.

Bedroom Three

8'9 x 6'8

Exposed wooden beams. Wooden staircase with spindles to the mezzanine level. Double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with thermostatic shower over, a hand basin with mixer tap and vanity storage cupboard below and a low suite W.C. Exposed wooden ceiling beam. Downlighting. Extractor fan. Tiled walls. Tiled flooring. Wall-mounted bathroom cabinet. Chrome heated towel rail.

Outside

Garden

To the rear of the property there is a fully enclosed lawned garden which has a south westerly aspect and enjoys the best of the afternoon and evening sun.

£425,000

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