



74 ADLINGTON ROAD WILMSLOW SK9 2BS

Further Details and Photos to Follow

'Molkin Cottage' is an individual conversion of a historic Coach house with appealing brick elevations surmounted by a tiled roof and enhanced with dormer windows. This former coach house is set behind a gated private access and offers versatile and individual accommodation which deserves an internal inspection to appreciate its fine qualities. The property is situated on the desirable Adlington Road, one of Wilmslows much sought after locations and is set behind private remote controlled gates which access the stone flagged courtyard and driveway. Internally on the ground floor there is a large reception hallway with full height vaulted ceiling and feature galleried landing, lounge with focal exposed brick fireplace with working wood-burning stove. A dining and family room which opens in to a fitted kitchen with an attractive range of base and wall units. There also an additional sitting room with access to integral garage. Additionally to the ground floor there is a utility room, cloakroom and a bathroom. The property has two separate staircases which access the first floor accommodation. At first floor level there are four bedrooms and two bathrooms. A particular feature of the first floor are the beamed ceilings and the traditional fire place to the principal bedroom. Externally the private gardens enjoy patio areas, a large lawned garden, flowerbeds, borders and an array of shrubs and trees creating a private and leafy outlook.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank and at the next set of traffic lights turn right into Station Road. Continue along Station Road which in turn becomes Macclesfield Road and turn left at the mini roundabout onto Adlington Road and the property will be found on the right hand side, past the turning for Hollies Lane.

Entrance Lobby

17'6" x 11'10"
Kamdean flooring, two radiators, double glazed windows to front, double glazed window to rear, security alarm panel, telephone intercom point, inset spotlights, two Velux window lights, attractive galleried landing above.

Living Room

22'6" x 15'0"
A great sized room with exposed beams to the ceiling, beautiful exposed fire surround with inset wood burning stove and stone hearth, uPVC double glazed bay windows to front and side, two radiators, window to rear.

Dining Room

17'7" x 13'5"
Attractively presented and well proportioned room with Kamdean flooring, French style uPVC doors to front, spotlights, security alarm panel, radiator.

Kitchen

17'7" max x 7'1"
Fitted with a modern range of base and wall units with roll top work surfaces over incorporating one and a half bowl sink unit, five ring gas hob with extractor over, fitted modern oven and grill, uPVC double glazed window to front, window to side, integrated dishwasher, integrated fridge, radiator.

Utility

7'1" x 5'0"
Recess and plumbing for washing machine, recess for tumble dryer, integrated fridge, double glazed window to side, radiator, spotlights.

W.C.

Low level wc, corner wash hand basin with attractive tiled splashbacks, spotlights.

Games Room/Family Room

17'5" x 11'7"
A spacious room with Georgian style double glazed window to front, high level frosted window to rear. Ceiling light point, radiator, access to double garage and access to hallway which also provides further access to the first floor as well as the bathroom to the ground floor.

Guest Bathroom

Fitted with a four piece suite comprising panelled bath, walk-in shower, low level wc, pedestal wash hand basin, double glazed frosted window

Stair Case

Accessed via a lobby off the ground floor, double glazed frosted window to side, recessed downlights, wall light point, radiator, built in under-stairs storage

Landing

Overlooking the reception hallway with wood beam balustrade, Velux skylight, panel, recessed downlights, built in storage cupboard. Access to master bedroom, family bathroom and further bedroom.

Master Bedroom

25'10" x 13'8" to wardrobe fronts
A stunning room with exposed beams, two Georgian style windows to front, beautiful feature stone open fireplace, Velux skylight, recessed downlights, fitted wardrobes, substantial built in storage and dressing area, radiator, television aerial point, telephone point. Doorway to lobby area with built in cupboard housing boiler and airing cupboard

Shower Room

Low level wc, wash hand basin, walk in shower with tiled splashbacks, heated towel rail, built in storage cupboard with water tank.

Bedroom Two

12'3" x 7'2"
Georgian style double glazed window to front, frosted window to side, radiator, recessed downlights.

Bedroom Three

17'10" max x 11'6"
Accessed via the galleried landing across the reception hallway or via the second staircase in the guest bedroom. Georgian style window to front, Velux skylight to rear, exposed beams, television aerial point, radiator. Fitted wardrobes

Bedroom Four

17'8" max x 15'2"
Staircase leads directly into Bedroom Four front the lobby off the games room. With original rustic features including a porthole style window to rear, exposed beams, exposed roof truss with exposed brick work to the end of the elevation, Georgian style window to front, Velux skylight to rear, recessed downlights, radiator. A doorway at the top of the stairs leads into bedroom three.

Family Bathroom

Fitted with a luxurious modern three piece suite comprising wall mounted wash hand basin, low level wc, large bath with tiled surround, double glazed window to side, recessed downlights, radiator, tiled flooring and part tiled walls.

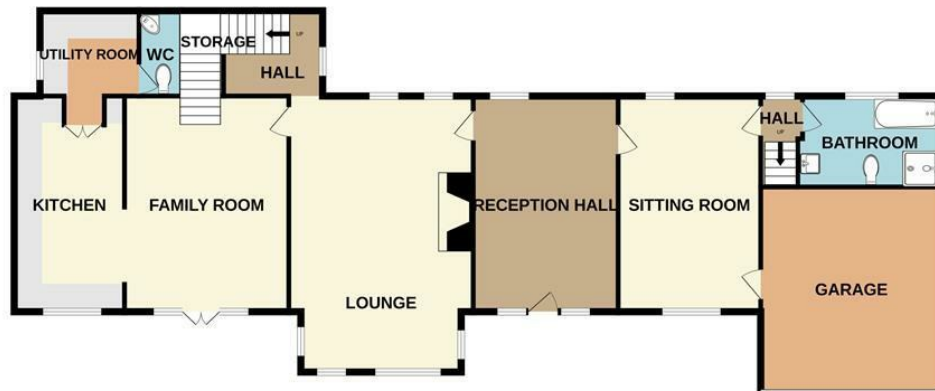
Double Integral Garage

Access of the stone flagged driveway with access directly into the house

Gardens

To the front of the property there is a large stone flagged courtyard area providing ample parking. To the rear there are beautifully landscaped gardens being predominantly laid to lawn with mature trees, borders and raised beds with stone flagged patio off the dining room.

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 62023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	1	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	