



**GASCOIGNE
HALMAN**

WILLOW COTTAGE, LONDON ROAD, ADLINGTON

THE AREAS LEADING ESTATE AGENT



WILLOW COTTAGE, LONDON ROAD, ADLINGTON

OFFERS OVER £900,000

AN IMPRESSIVE FIVE BEDROOM, THREE BATHROOM GRADE II LISTED SEMI DETACHED FAMILY HOME boasting a PLETHORA of ORIGINAL PERIOD FEATURES and OVER 2700 SQ FT of IMMACULATELY PRESENTED ACCOMMODATION across THREE FLOORS. PORCH, ENTRANCE HALL, DOWNSTAIRS WC, THREE SEPARATE RECEPTION ROOMS, CONSERVATORY, BREAKFAST KITCHEN, UTILITY ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM, GUEST BEDROOM with EN-SUITE BEDROOM, THREE FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM. GATED FLAGGED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. DOUBLE GARAGE. CARPORT. SUBSTANTIAL SOUTH FACING ESTABLISHED LANDSCAPED GARDENS.

- A SUBSTANTIAL FIVE BEDROOM GRADE II LISTED SEMI DETACHED FAMILY HOME
- PRIVATE SECLUDED LOCATION ONLY A FEW MINUTES DRIVE FROM POYNTON VILLAGE
- THREE SEPARATE RECEPTION ROOMS PLUS CONSERVATORY
- FIVE DOUBLE BEDROOMS & THREE BATHROOMS
- DOWNSTAIRS WC & UTILITY ROOM
- GENEROUS SOUTH FACING ESTABLISHED GARDENS, GATED DRIVEWAY, DOUBLE GARAGE & CARPORT



Occupying a highly discreet position at the end of a private road on the Adlington and Poynton border, and only a few minutes drive to Poynton village and all its amenities, Willow Cottage is a distinctive and unique family home that originally formed part of Hope Green Farmhouse and dated back to the 17th century. The property retains a wealth of period features which include the stone elevations and roof, these are complemented internally by original timber beams, thumb latch internal doors and casement windows, the property has been meticulously maintained and modernised sympathetically and is immaculately presented. In brief the accommodation comprises:- Canopy porch, Entrance hall providing access to the principal rooms the inner hallway with wc and utility room with ample laundry facilities and a door to the rear. To the front of the property is the breakfast kitchen which is comprehensively fitted with a range of wall, base and drawer units with oak block worktops over. The integrated appliances include an electric oven, electric hob with extractor hood over and dishwasher, there is recess space for a fridge freezer and a breakfast bar for informal dining. The kitchen accesses the formal dining room, two windows provide plenty of natural light. To the rear of the property there are two reception rooms, the main living room extends to over 17ft, the focal point of this room is the feature fireplace, an open staircase leads to the first floor, and french doors open into the conservatory which has stunning views over the rear garden. The second reception room is currently utilized as a snug/additional sitting room it would also be ideal as a study/home office. To the first floor there is a split landing, the spacious master bedroom and guest bedroom both benefit from en-suite facilities, there is a third double bedroom and fully tiled family bathroom complete with modern four piece suite. To the second floor there are a further two double bedrooms both featuring vaulted beamed ceilings. Externally to the front of the property is a gated stone flagged driveway which provides ample off road parking and access to the carport and also the double garage with significant mezzanine storage above. The impressive and generous South facing rear garden is fully enclosed by mature trees and beech hedgerow and is predominantly laid to lawn, with a delightful stone flagged patio seating area and a large pond. A brick built outhouse provides additional storage space. The gardens are well stocked with an abundance of established plants, trees and shrubs and offers a high degree of privacy.

DIRECTIONS

SK10 4NQ

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND G

SERVICES (NOT TESTED)

SERVICES HAVE NOT BEEN TESTED AND YOU ARE ADVISED TO MAKE YOUR OWN ENQUIRES AND/OR INSPECTIONS.

FLOORPLAN & EPC

Approximate Floor Area = 251.0 sq m / 2702 sq ft
 Garage = 22.9 sq m / 246 sq ft
 Outbuilding = 18.0 sq m / 194 sq ft
 Total = 291.9 sq m / 3142 sq ft (Excluding Carport)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109177

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