



Vale Cottage Shrigley Road, Pott Shrigley

Guide Price £775,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Vale Cottage Shrigley Road

Pott Shrigley, Macclesfield

A charming semi-detached cottage with stunning views, thoughtfully renovated with an open plan kitchen/dining and period features in the heart of Pott Shrigley. Offered with NO ONWARD CHAIN.

The immediate area is of a delightful rural nature with Pott Shrigley itself being of a special rural community dominated by the attractive church, yet offering easy access to the facilities of the area with Poynton and Bollington villages close at hand. The area is accessible to Manchester International Airport, the North-West motorway network and the Peak District National Park, and is also well served by educational and recreational facilities.

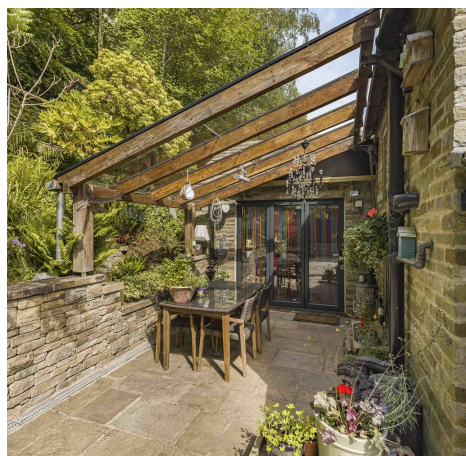
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- THREE BEDROOMS
- OPEN PLAN KITCHEN / DINING ROOM
- PERIOD FEATURES
- NO ONWARDS CHAIN
- SEMI-DETACHED COTTAGE
- STUNNING VIEWS



Vale Cottage Shrigley Road

Pott Shrigley, Macclesfield

This historic cottage located on Shrigley Road offers a mix of modern living while maintaining excellent period features, allowing the house to burst with character throughout. The property boasts an impressive EPC rating of C.

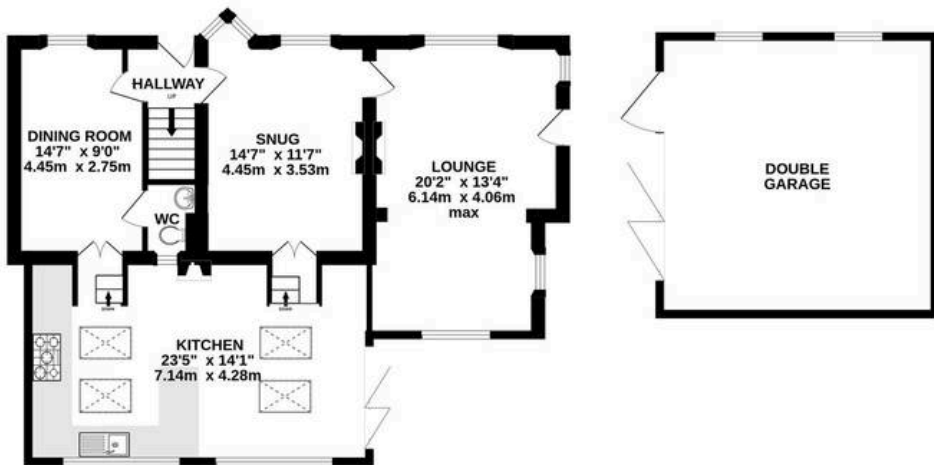
Internally, the ground floor comprises of an entrance hallway which leads through to a cozy snug, up to a spectacular open-plan kitchen/dining room with bi-fold doors, velux windows and a skylight. This intelligently designed space makes a wonderfully unique heart of the home, offering smart-fitted units, a quooker tap and under floor heating. Accessed off the kitchen, you will find a more formal dining room and a WC. To complete the ground floor is a further, separate large lounge with a feature fireplace.

To the first floor, the house offers three excellent size bedrooms, all complimented with a unique style. The family bathroom leads through to the en-suite off the main bedroom. Both bathrooms offer underfloor heating with excellent views.

Externally, the property offers ample off-road parking behind secure electric gates. A spacious double garage includes an additional guest bedroom above currently used as a home office with its own WC for added convenience. The beautifully landscaped garden features two outstanding patio areas: one located directly off the kitchen, perfect for outdoor dining, and another elevated patio nestled within the garden, complete with a hot tub and stunning views across open fields and rolling hills. A small outhouse adds further versatility. The garden extends into a charming woodland area, with open, flat lawned spaces ideal for recreation or further landscaping.



GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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