

Smithy Cottage, Fanshawe Lane, Henbury
£595,000



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

Smithy Cottage, Fanshawe Lane, Henbury

A CHARMING LISTED SEMI DETACHED COTTAGE SET IN A RURAL LOCATION WITH OPEN VIEWS AND ENJOYING GOOD SIZED MATURE GARDENS

A charming listed semi detached cottage set in a rural location with open views and enjoying good sized mature gardens. Dining hall, cloakroom/wet room, lounge, breakfast kitchen, 2 bedrooms, family bathroom, garage and attached workroom.

Smithy Cottage occupies a highly desirable and sought after rural location set in good sized grounds and enjoying wonderful open views. Henbury is a charming rural locality with local church and wonderful walks being within easy reach of the centres of Alderley Edge, Wilmslow, Prestbury and Macclesfield. These centres offer a good range of shopping, educational and recreational facilities with a wealth of fine restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close to hand.

Externally, the property is approached via a gravel driveway which provides good parking facilities and leads to an oak framed open garage with side workshop. The grounds surround the property laid out to lawns, hedging and shrubs with small orchard. There are wonderful open views beyond.

Internally, Smithy Cottage offers well balanced, spacious versatile accommodation which has been tastefully refurbished by the current owners. In summary there is an attractive dining hall with cloakroom/wet room off, formal lounge with open fireplace and breakfast kitchen with quality fittings, granite worksurfaces, integrated appliances and Aga. To the first floor there are 2 good

sized bedrooms and family bathroom.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Once reaching the Monks Heath traffic lights turn left towards Macclesfield. Continue along the A537 towards Macclesfield and after approximately 1 mile turn right into Birtles Lane South. Continue up Birtles Lane South to the T junction and The Smithy will be found almost straight ahead being the left hand of the two cottages.

Stone steps leading to oak framed covered porch with panelled stable front door leading to

DINING HALL 19'9 x 12'3 (6.02m x 3.73m)

With natural oak polished flooring, open tread staircase to the first floor, central heating radiator, attractive partly glazed roof with French door to outside.

CLOAKROOM/WET ROOM

With fully tiled shower cubicle with glass shower screen, chrome shower head and further hand held chrome shower, pedestal wash hand basin with chrome mixer tap, low level wc, ceramic tiled flooring, central heating radiator, low voltage downlighting.

PRINCIPAL LOUNGE 19'10 x 15'5 (6.05m x 4.70m)

With open brick fireplace with natural wood mantle and stone flagged hearth with cast iron multi-fuel stove. Double French doors to rear stone patio, 2 central heating radiators.

BREAKFAST KITCHEN 15'4 x 13'4 (4.67m x 4.06m)

With traditional style base and wall units, granite worksurfaces incorporating enamel one and a half bowl single drainer Franke sink unit with chrome mixer tap, Aga, ceramic tiled flooring, integrated appliances including dishwasher, fridge with freezer below, central heating radiator.

FIRST FLOOR

Which is approached from the dining hallway via an open tread staircase, landing with 2 large conservation Velux roof windows, central heating radiator.

BEDROOM ONE (REAR) 20' x 15'5 (6.10m x 4.70m)

With double French doors to Juliet style wrought iron balcony enjoying wonderful undulating views beyond, central heating radiator, built in double wardrobe with hanging fittings and cupboards above.

BEDROOM TWO (FRONT) 15'4 x 13'5 (4.67m x 4.09m)

With good sized fitted wardrobes with partly mirror doors, central heating radiator.

FAMILY BATHROOM

With ball and claw free standing bath, low level wc, pedestal wash hand basin, central heating towel rail, low voltage downlighting, built in airing cupboard with lagged cylinder, immersion and cupboard above.

GARAGE 16'8 x 13'4 (5.08m x 4.06m)

ATTACHED WORKROOM 13'2 x 8'10 (4.01m x 2.69m)

With light and power.

STORE

Containing recently fitted oil-fired central heating boiler.

OUTSIDE

The property is approached via a gravel driveway which provides good parking facilities. There is a delightful limed oak outbuilding providing garaging.

Good sized gardens surround the property laid out to lawn with mature trees, shrubs and hedging. Small orchard/copse area. Wonderful open views beyond.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION

**Andrew J Nowell
& Company**

Independent Estate Agents & Auctioneers

8 London Road

Alderley Edge

Cheshire

SK9 7JS

Telephone: 01625 585905 Facsimile: 01625 582241

Email: mail@andrewjnowell.co.uk Website:

www.andrewjnowell.co.uk

