

Brook Cottage, Paddock Hill, Mobberley
Guide Price £795,000



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

Brook Cottage, Paddock Hill, Mobberley

A CHARMING DETACHED COTTAGE WITH GROUNDS EXTENDING TO APPROXIMATELY 2.38 ACRES & LOCATED IN A HIGHLY DESIRABLE AND SOUGHT-AFTER QUIET LOCATION CONVENIENT FOR THE CENTRES OF ALDERLEY EDGE AND WILMSLOW.

A charming detached cottage sat in approx 2.38 acres & located in a highly desirable and sought after quiet location convenient for the centres of Alderley Edge and Wilmslow.

The property offers well-balanced, versatile accommodation which briefly comprises on the ground floor: entrance hall, good sized lounge with open fireplace, dining room with cast iron spiral staircase leading to the first floor, breakfast kitchen, utility room and cloakroom wc off. To the first floor there are three good sized bedrooms and bathroom.

The property lends itself to be remodelled and extended, subject to the necessary planning consent.

The property occupies a highly desirable and sought after semi-rural location with wonderful open views yet being within easy reach of Alderley Edge and Wilmslow village centres. Both centres offer a good range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are all within easy access.

Brook Cottage is a charming property with rendered elevations under a slate roof with UPVC double glazing and a comprehensive oil heating system. The property offers well-balanced, versatile accommodation which briefly comprises on the ground floor: entrance hall, good sized lounge with open fireplace, dining room with cast iron spiral staircase leading to the first floor, breakfast kitchen, utility room and cloakroom wc off. To the first floor there are three good sized bedrooms and bathroom. The property lends itself to be remodelled and extended, subject to the necessary planning consent.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. Immediately after passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane towards Knutsford, which becomes the Knutsford Road and after approximately one and a half miles turn right at the staggered crossroads into Paddock Hill Lane. Continue along Paddock Hill Lane and Brook Cottage will be found after approximately a quarter of a mile on the right hand side.

In further detail the accommodation comprises:

Panelled front door leading to

ENTRANCE VESTIBULE

With glazed door leading to

INNER HALL

With central heating radiator.

LOUNGE 17'5 x 16'7 (5.31m x 5.05m)

With natural brick open fireplace with tiled hearth and wood mantle, two central heating radiators, wall light points.

DINING ROOM 15' x 14'1 (4.57m x 4.29m)

With central heating radiator, cast iron spiral staircase to the first floor, double glazed sliding patio doors to stone rear patio.

BREAKFAST KITCHEN 13'10 x 10'8 (4.22m x 3.25m)

With base and wall units, work surfaces, stainless steel one and a half bowl single drainer sink unit with chrome mixer tap, brushed steel electric

double oven, four ring electric hob with extractor hood above, integrated fridge, door to rear flagged patio.

UTILITY ROOM/SIDE PORCH 9'8 x 7'2 (2.95m x 2.18m)

With natural wood base units, work surface, plumbing for washing machine, central heating radiator, door to side porch.

CLOAKROOM

With low level wc, wall mounted wash hand basin. Door to garage.

FIRST FLOOR

Which is approached from the dining room via a spiral staircase.

LANDING

With central heating radiator.

BEDROOM ONE 16'9 x 11'10 (plus door recess) (5.11m x 3.61m (plus door recess))

With good range of fitted wardrobes, bedside tables with drawers below, wall light points, central heating radiator.

BATHROOM

With modern fittings with panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, fully tiled shower cubicle with chrome fittings, low level wc, central heating radiator, part-tiled walls, built in airing cupboard with lagged cylinder with immersion and shelving.

BEDROOM TWO/STUDY 12'7 x 9'3 (to the maximum) (3.84m x 2.82m (to the maximum))

With two built in double wardrobes with cupboards above, central heating radiator.

BEDROOM THREE 16'7 x 11'3 (5.05m x 3.43m)

With two fitted double wardrobes, bedside table with drawers below, central heating radiator.

OUTSIDE

Attractive front garden laid out to lawn with shrubs and hedging and open views beyond. A tarmac driveway provides good parking facilities and leads to

ATTACHED DOUBLE GARAGE 20'5 x 16'1 (plus recess) (6.22m x 4.90m (plus recess))

With electrically operated roller door, side personal door. Floor mounted oil fired central heating boiler, oil storage tank.

A York stone path leads to the front of the property. A charming rear garden laid out with sweeping lawns, mature trees, shrubs and hedging, natural walling with stone coping and fencing, stone flagged rear patio. The residue of the land is laid out to the adjoining paddock bordered by hedging. Total land size is to approximately 2.38 acres or thereabouts.

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

