

1 Hough Hole Cottages, Rainow
Guide Price £325,000



Andrew J Nowell
& Company

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A CHARMING STONE END TERRACED COTTAGE TASTEFULLY REMODELLED AND REFURBISHED, ON THE BORDER OF THE PEAK NATIONAL PARK OVERLOOKING HOUGH HOLE MILL POOL.

A charming stone end terraced cottage tastefully remodelled and refurbished, on the border of the Peak National Park overlooking Hough Hole Mill Pool.

The current owners have tastefully and sympathetically renovated and restored 1 Hough Hall Cottages, Rainow, offering well-balanced accommodation which briefly comprises; enclosed porch, lounge, dining room, kitchen, and to the first floor, two bedrooms and a recently refitted wet room.

This charming end terrace stone cottage has been tastefully and sympathetically refurbished and restored with good sized, well-stocked gardens, on the border of the Peak National Park enjoying wonderful open views across the surrounding countryside and to the front of Hough Hole Mill Pool which once provided the water for the cotton mills in Ingersley Vale.

Although located in an idyllic rural location on a private road bounded by Kerridge Ridge on one side, Rainow village is within a short walk with local school, village institute, church, public house and a wealth of wonderful walks. White Nancy is a landmark located on the Kerridge Ridge built in remembrance of the battle of Waterloo by the Gaskell family of Ingersley Hall. The more comprehensive town of Macclesfield is within five minutes' drive, offering an extensive range of shopping, educational and recreational facilities with a wealth of quality restaurants. Local and inter-city rail links, Manchester International Airport and the motorway network system are all within easy access.

The current owners have tastefully and sympathetically renovated and restored 1 Hough Hall Cottages, Rainow, offering well-balanced accommodation. Great care has been taken to retain the original charm and character and features include: attractive stone fireplace in the principal lounge with cast iron multi-fuel stove, fully-fitted kitchen with quality modern units and integrated appliances and recently refurbished fully bespoke tiled wet room with high quality fittings. The property benefits from a modern electric heating system and UPVC double glazing. To further appreciate the full charm and appeal a personal inspection is highly recommended.

DIRECTIONS

From Macclesfield centre proceed out of the town on the B5470, which is signposted to Chapel-en-le-Frith/Whaley Bridge. After approximately 3 miles, once reaching Rainow village, turn left immediately opposite the church into Round Meadow. Proceed down Round Meadow past the primary school, taking the next turning left into Sugar Lane (which is signposted as a No Through Road). Proceed down Sugar Lane for approximately 0.4 miles and 1 Hough Hole Cottages will be found on the right hand side immediately opposite the Mill Pool.

In further detail the accommodation comprises:

ENCLOSED PORCH

With stone flagged floor.

LOUNGE 21'5 x 12'6 (6.53m x 3.81m)

With stone fireplace and stone walling to the side with cast iron multi-fuel stove. Natural wood cupboard to the side, open to

DINING ROOM

With electric radiator, natural wood staircase to first floor with cupboards to the side. Circular window.

KITCHEN 12'11 x 7' (3.94m x 2.13m)

With modern base and wall units, work surfaces, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated electric oven, four ring electric hob with extractor hood above, integrated appliances including dishwasher, washer/dryer, fridge and freezer, part-tiled walls, slate floor, electric wall-mounted towel rail, door to outside.

FIRST FLOOR

Landing with built-in airing cupboard with lagged cylinder and immersion. Access to loft.

BEDROOM ONE (FRONT) 12'6 x 11'9 (3.81m x 3.58m)

With electric heater. Spacious master bedroom with 2 south facing windows giving good natural light and magnificent views of the Mill Pool, woodland and Kerridge hillside.

BEDROOM TWO (REAR) 11' x 9'7 (3.35m x 2.92m)

With full width range of built-in wardrobes, electric heater.

RECENTLY REFITTED WET ROOM

With tiled floor and walls, chrome towel rail, wet area with glass screen and chrome shower fittings and further hand-held chrome shower, bowl vanity wash hand basin with chrome mixer tap and cupboard and drawers below, low level wc with integrated cistern.

OUTSIDE

Attractive well-stocked gardens to the front and side, flagged path, natural stone walling, bespoke insulated summer house with power and light. Garden store to the side. Wonderful open views to the side and rear across open fields and Hough Hole Mill Pool to the front.

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.

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