

Rose Cottage, Twemlow Lane, Cranage
Offers Over £299,950



Andrew J Nowell
& Company

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Rose Cottage, Twemlow Lane, Cranage

A CHARMING GRADE II LISTED DETACHED THATCHED COTTAGE OCCUPYING A DELIGHTFUL QUIET RURAL LOCATION WITH GOOD SIZED, SECLUDED MATURE GROUNDS.

A charming Grade II listed detached thatched cottage occupying a delightful quiet rural location with good sized, secluded mature grounds.

Thatch covered porch, kitchen, utility room, cloakroom/bathroom, lounge, 2 double bedrooms. Timber shed and a timber summer house.

Rose Cottage is located in a delightful parish with charming rural outlook and wonderful open walks. The more comprehensive centres of Knutsford, Holmes Chapel, Alderley Edge and Wilmslow are within easy access. These 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 within easy access.

Rose Cottage is a charming Grade II listed thatched cottage which has been tastefully and sympathetically refurbished and remodelled with great care being taken to retain the original charm and character. Features of particular note include the exposed natural beams, polished oak flooring and natural wood slatted internal doors. On the ground floor there is a charming living room with natural wood fireplace with cast iron multi-fuel stove. The breakfast kitchen has traditional units with natural wood work surfaces and integrated appliances including range oven. To the first floor the two generous double bedrooms have vaulted ceilings with exposed beams.

Externally a brick set driveway provides off road parking for approximately two cars with a charming Victorian-style lamp to the side. The main extent of the large secluded gardens are to the rear with lawns, hedging, trees and shrubs and generous summer house. To fully appreciate the full charm and appeal a personal inspection is highly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the first turning left into Ryleys Lane. Continue along Ryleys Lane which becomes the Chelford Road and after approximately 2 miles, once reaching the Chelford Roundabout, proceed straight across towards Holmes Chapel on the A535. Continue on the A535 for approximately 3 miles until reaching Twemlow Green, turning right opposite the Yellow Broom restaurant into Twemlow Lane towards Cranage. Continue along Twemlow Lane towards Cranage and after approximately 1 mile proceed round the sharp left hand bend and Rose Cottage will be found after a short distance on the left hand side.

In further detail the accommodation comprises

THATCH COVERED PORCH

With natural oak panelled door leading to

KITCHEN 10'9 x 10'4 (3.28m x 3.15m)

With quarry tiled floor, attractive natural wood fireplace with cast

iron grate, traditional-style painted base and wall units, natural wood work surfaces, deep Belfast ceramic sink, range oven with extractor hood above, integrated fridge with freezer below, natural beams.

REAR UTILITY ROOM 6'8 x 5' (2.03m x 1.52m)

With base units, natural wood surface, plumbing for washing machine, integrated dishwasher, door to outside.

CLOAKROOM/BATHROOM

With traditional fittings with cast iron natural wood panelled bath with Mira shower above, pedestal wash hand basin, low level wc with natural wood seat, natural wood flooring, tiled walls, beams, chrome central heating towel rail.

LOUNGE 16'5 x 11'10 (5.00m x 3.61m)

With natural beams, polished natural oak flooring, two central heating radiators, natural wood fireplace with brick inset and cast iron multi-fuel stove with stone hearth.

Staircase leading to the first floor. Understairs storage cupboard with central heating boiler.

FIRST FLOOR

BEDROOM ONE 15' x 12'2 (4.57m x 3.71m)

With central heating radiator, vaulted ceiling with exposed beams, built-in cupboard with cupboard above. Central heating radiator.

BEDROOM TWO 13'6 x 12'8 (4.11m x 3.86m)

With vaulted ceiling with exposed natural beams, two built-in double wardrobes with natural wood doors. Central heating radiator.

OUTSIDE

A stone set driveway provides off road parking. Charming front garden laid out to lawn with hedging and shrubs with a stone set path leading to the front door. The main extent of the gardens are to the rear, laid out to lawn with mature trees, shrubs and hedging with a slate gravel pathway bordered by stone sets leading to

TIMBER SHED

TIMBER SUMMER HOUSE

With double doors.

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

NB Please note the owner of the property is an employee of Andrew J Nowell and Company Limited.

**Andrew J Nowell
& Company**

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