

michael  
**HART**  
& COMPANY

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

36 Park Lane Poynton Cheshire SK12 1RE  
telephone Poynton 01625 876331  
fax Poynton 01625 858664  
poynton@michael-hart.co.uk

2 Henshall Road Bollington Cheshire SK10 5HX  
telephone Bollington 01625 575578  
fax Bollington 01625 576713  
bollington@michael-hart.co.uk

Michael G. Hart. FRICS.  
Andrew M. Hart. BEng(Hons), DipSurv, MRICS.

[www.michael-hart.co.uk](http://www.michael-hart.co.uk)

RAINOW

CESHIRE

DISPLAYING CHARMING RUSTIC COTTAGE FEATURES AND QUALITY FITTINGS, A HIGHLY IMPRESSIVE COUNTRY HOME IN A LOVELY LOCATION.



'HILLSIDE', KERRIDGE END, RAINOW, SK10 5TE

*Please take note of these points*

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

## 'HILLSIDE', KERRIDGE END, RAINOW, SK10 5TE

This charming, stone built semi-detached country home has been upgraded and presented most impressively, making the most of the inherent cottage features. In keeping with the character of the property the presentation combines the attraction of rustic features with the convenience of modern fittings. Exposed timbers and stonework feature throughout, with beams, latch doors and high quality solid oak floors in evidence. The en suite shower room facility to the main bedroom and the useful study off the hallway are examples of how the space has been cleverly utilised to enhance the accommodation. Windows on the side elevation and the use of sky lights attracts natural light into the cosy and homely rooms. Altogether the property now provides delightful cottage accommodation that can be inhabited with minimal effort, and enjoyed as a easily managed and revered home.

Kerridge End is a small cluster of dwellings that lie at the south west edge of the village of Rainow, approximately two and a half miles from Macclesfield centre. There is an interesting combination of farms, country houses, weavers style cottages and terraced cottages, that sit surrounded by beautiful hill farmland close to the edge of the Peak National Park. The area has Conservation Area status which helps maintain the appealing semi rural environment.

The cottage stands with a lovely landscaped garden area to the side and rear, which includes stone flagged paths and patio, a lawn and borders.

The countryside location makes it ideal for those who enjoy walking and other leisure pursuits. In addition to this is the convenience of being within five minutes of Macclesfield centre where there are a good range of shops and a mainline rail station. Manchester Airport and access to the northwest motorway network are within an eleven mile radius.

There is a burglar alarm, gas fired central heating and solid wood double glazing to the accommodation which comprises in more detail:-

### GROUND FLOOR:

ENTRANCE HALL	Including porch area with cupboard. Oak flooring.
STUDY	Under stairs study with oak flooring. Telephone point. Central heating radiator.
LOUNGE	12'4" x 11'11" (3.76m x 3.64m) Exposed stone chimney breast with wood burning stove. Stripped pine cupboards to either side of chimney breast. Exposed beams. 2 wall light points. Telephone point. Television point. Central heating radiator.
DINING ROOM	12'8" x 12'5" (3.86m x 3.78m) Oak floor. Cast iron fire surround with inglenook feature and large stripped pine cupboards to either side. Central heating radiator.
KITCHEN	8'8" x 7'4" (2.64m x 2.24m) Comprehensively fitted with bespoke pine units to floor and wall incorporating 1½ bowl Lansdowne ceramic sink with tiled work tops. Gas and electric cooker points. Quarry tiled floor. Stable style back door.
UTILITY ROOM	7'7" x 6'10" (2.31m x 2.09m) Plumbing for washing machine and dishwasher. Larder cupboard plus deep built-in cupboard. Quarry tiled floor. Television point. Central heating radiator.
BATHROOM	White suite comprising free-standing roll top cast iron bath, pedestal washbasin and low level WC. Half timber panelled walls, Fired Earth tiled floor with under heating. Exposed beams. Central heating radiator.

Stairs from the Entrance Hall lead to:-

FIRST FLOOR:

LANDING

**BEDROOM NO.1**

12'6" x 12'6" (3.81m x 3.80m) Cast iron fireplace. Built-in cupboard housing central heating boiler and hot water cylinder with airing shelving. Central heating radiator.

**EN SUITE SHOWER ROOM**

White suite comprising shower cubicle with pumped thermostatic shower, washbasin in vanity unit, low level WC. Tiled floor. Centrally heated towel warmer radiator.

**BEDROOM NO.2**

12'6" x 12'2" (3.80m x 3.71m) Cast iron fireplace. Very deep walk in wardrobe. Exposed beam. Telephone point. Central heating radiator.

Stairs from the landing lead to:

SECOND FLOOR:

BEDROOM NO.3

12'6" x 11'9" (3.81m x 3.59m) overall including stairway. Built-in wardrobe. Deep eaves storage area. Central heating radiator.

OUTSIDE:

Pleasant raised level garden to side with stone patio area, lawn and borders. Brick-based wooden shed with electricity supply. External tap. Wood stores.

SERVICES:

Mains electricity, gas and water are connected and a broadband enabled telephone is installed. Drainage is via septic tank, situated in a neighbouring field.

COUNCIL TAX:

Band 'C'

TENURE:

We understand from the vendor that the property is Freehold and free from Chief Rent.

PRICE:

£269,950

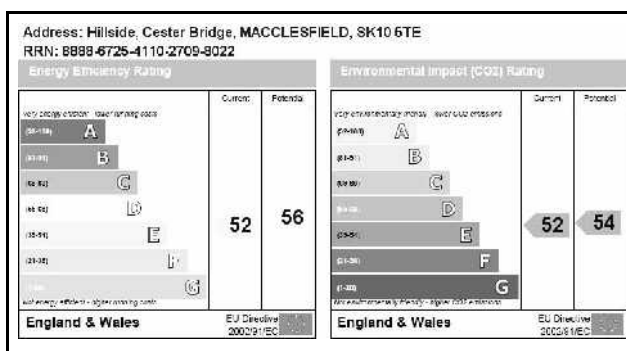
VIEWING:

By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS:

From the Tesco roundabout on the A523 Silk Road in Macclesfield, travel west along the B5470 Hurdsfield Road towards Rainow. The property will be found on the right hand side just as you enter Rainow, immediately after Calrofold Lane (after travelling just under two miles from Macclesfield).

ENERGY RATINGS:



Visit our website at [www.michael-hart.co.uk](http://www.michael-hart.co.uk)

KJA AEAJAJ

