





High Birch Cottage, Gawsworth Road, Macclesfield, Cheshire SK11 8UG

Situated on the rural fringes of Macclesfield, High Birch Cottage is a charming three-bedroom detached home enjoying breathtaking views across open Cheshire countryside to both the front and rear. Offering immense potential for a wide range of buyers, this delightful property provides the perfect opportunity to create a wonderful family home in an enviable semi-rural setting.

The accommodation briefly comprises a porch, lounge, kitchen, study, conservatory, utility room and a ground floor shower room. To the first floor, the principal bedroom benefits from an en-suite, whilst two further well-proportioned bedrooms offer an abundance of built-in storage, alongside a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Brimming with character and charm, High Birch Cottage showcases a wealth of attractive period features including exposed wooden beams and traditional finger latch doors, enhancing the warm and inviting atmosphere throughout the home.

Externally, the property is set back from the road behind a lawned front garden enclosed by mature trees and hedging. A gravel driveway provides ample off-road parking and leads to a detached single garage offering additional parking or storage space. To the rear, the fully enclosed garden is predominantly laid to lawn and enjoys a stone-flagged patio seating area, ideal for outdoor dining and entertaining whilst taking in the stunning far-reaching countryside views.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

uPVC front door. uPVC double glazed windows.

Lounge

14'6 x 11'2

T.V. aerial point. Wall light points. Exposed timber beam to the ceiling. Herringbone style wooden flooring. uPVC double glazed windows to the front and side elevation. Double panelled radiator. Hidden staircase with handrail.

Kitchen

12'6 x 10'4

One and a half bowl single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base level units with contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring electric hob. Integrated dishwasher. Recessed spotlighting. Exposed timber beams to the ceiling. T.V. aerial point. Understairs storage cupboard with shelving. uPVC double glazed windows to the front and side elevation. Double panelled radiator.

Study

8'2 x 6'4

uPVC double glazed window. Double panelled radiator. Glazed door to the conservatory.

Shower Room

Fully tiled cubicle with thermostatic shower over. Pedestal washbasin with tiled splashbacks. Low suite W.C. uPVC double glazed window. Double panelled radiator.

Utility

6'11 x 6'9 max

Single drainer stainless steel sink with base cupboard below. An additional range of base level units with contrasting work surfaces and tiled splashbacks. Wall-mounted Vaillant combination condensing boiler. Meter cupboard. uPVC double glazed window. Double panelled radiator.

Inner Hallway

Tiled flooring. uPVC double glazed window. Double panelled radiator.

Conservatory

14'1 x 12'00

Wall light points. Tiled flooring. uPVC double glazed windows and uPVC double doors opening onto the rear garden. uPVC door opening to the side.

First Floor

Landing

Handrail to the staircase. Exposed timber upright and ceiling beams. uPVC double glazed window. Double panelled radiator.

Bedroom One

11'4 x 11'00 max

Floor to ceiling spacious built-in wardrobes. T.V. aerial point. Exposed timber beam to the ceiling. Loft access. uPVC windows to the front and side elevation. Double panelled radiator.

En-suite Shower Room

Fully tiled cubicle with thermostatic shower over. Pedestal washbasin with mixer tap and tiled splashback. Low suite W.C. Extractor fan. Tiled flooring. uPVC double glazed window.

Bedroom Two

14'8 x 10'3

Floor to ceiling spacious wardrobes. Exposed timber upright and ceiling beams. Loft access. uPVC double glazed windows to the front and side elevation. Double panelled radiator.

Bedroom Three

10'4 x 6'7

Floor to ceiling built-in wardrobe. Two fitted storage cupboards. uPVC double glazed windows. Double panelled radiator.

Bathroom

The suite comprises a panelled bath with mixer tap, a fully tiled cubicle with thermostatic shower over, a pedestal wash basin and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Built-in storage cupboard. Extractor fan. Partially tiled walls. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Outside

Gardens

The property is set back from the road behind a lawned front garden enclosed by hedging and mature trees. Adjacent is a gravel driveway providing ample off-road parking and access to the garage. To the rear, the fully enclosed garden is predominantly laid to lawn and features a stone-flagged patio seating area, ideal for outdoor relaxation or entertaining. Beyond the gardens are lovely views across the rolling Cheshire countryside. A timber garden shed is also included within the sale.

Garage

15'11 x 9'7

Tenure

Freehold

£495,000

HOLDEN & PRESCOTT





