HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

33 Main Road, Macclesfield, SK11 0BU





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No onward chain

***Please note: the property is currently being offered to cash buyers only due to an ongoing dispute concerning rear access and off-road parking. The owners of the Access Lane have challenged in correspondence the grant of the right of way registered on the property's title but have not made any application to alter the register. Further information regarding the dispute and supporting documentation are available to prospective purchasers.

Nestled in the highly sought-after rural village of Langley, this charming double-fronted two-bedroom cottage offers beautifully presented accommodation alongside breathtaking panoramic views across the rolling countryside beyond.

The property has been thoughtfully modernised and upgraded over the years, creating a warm and welcoming home that effortlessly blends character with contemporary comfort.

The accommodation briefly comprises a spacious lounge/family room and a well-appointed dining kitchen to the ground floor, featuring solid wood cabinetry complemented by elegant quartz worktops. To the first floor are two generous double bedrooms and a generously sized spa bathroom. The home further benefits from high ceilings, finger-latch doors, gas-fired central heating and uPVC double glazing throughout.

Externally, the fully enclosed rear garden is arranged over two levels to make the most of the stunning outlook. A stone-flagged patio and timber seating area provide the perfect setting for morning coffee or evening drinks while enjoying the far-reaching countryside views. Steps lead down to a gravel driveway with an E.V charging point, and there is also direct access to the playing fields to the rear.

Combining rural charm, modern living and spectacular scenery, this delightful cottage offers an exceptional opportunity to enjoy village life in a truly picturesque setting.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along the A523 Leek Road turning left at the traffic lights into Byrons Lane, signposted Sutton and Langley. Proceed under the viaduct and turn left into Jarman which in turn leads into Langley Road, then Main Road. Follow the road through the village and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Lounge/Family Room
22'04 x 12'08
Composite front door. Custom made attractive and functional corner cloaks cabinet with shelving and storage. Spindle balustrade to the staircase. Courtesy stair level lighting. Understairs storage cupboards with power and plumbing for washing machine. Feature inglenook fireplace with exposed Cheshire brick, Portuguese limestone hearth and timber mantel. Recessed spotlighting. Porcelain parquet style flooring. uPVC double glazed windows. Vertical radiator. Tri-fold doors opening onto the rear garden creating a seamless connection between indoor and outdoor living while showcasing the beautiful views beyond. Open way through to the Dining Kitchen.

Dining Kitchen
10'06 x 8'11
Single drainer sunken sink with mixer tap and Shaker style base unit below. An additional range of matching solid wood base and eye level units with contrasting quartz work surfaces over. Integrated single Neff oven. Integrated four ring Neff induction hob with warming drawers and extractor hood over with in-built lighting over. Built-in Neff microwave. Integrated dishwasher. Integrated fridge/freezer. Cupboard housing the Worcester Bosch condensing boiler. Fitted shelving. Recessed spotlighting. Porcelain parquet style flooring. uPVC double glazed window. uPVC door with glazing inset opening onto the rear garden. Vertical radiator.

First Floor

Landing
Spindle balustrade to the staircase. Spotlighting.

Bedroom One
12'01 x 10'05
Picture rail. uPVC double glazed windows to the front and rear elevation. Column radiator.

Bedroom Two
11'03 x 8'09
Loft access. uPVC double glazed window. Column radiator.

Bathroom
The generously sized spa bathroom comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over, a free-standing bath with central mixer tap, a washbasin with mixer tap and vanity storage below and a low suite W.C. Heated illuminated mirror. Loft access. Recessed spotlighting. Extractor fan. Checkered marble flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens
The thoughtfully designed rear garden is arranged over three levels to make the most of the stunning views beyond. Immediately outside the tri-fold doors is a stone-flagged patio seating area, enclosed by stone walling and hedging. Steps lead down to a second seating area, which is decked and enclosed by a spindle balustrade before continuing to the lower level driveway. Each patio area is beautifully and stylishly dressed, creating inviting spaces to relax and enjoy the outside space and stunning views.

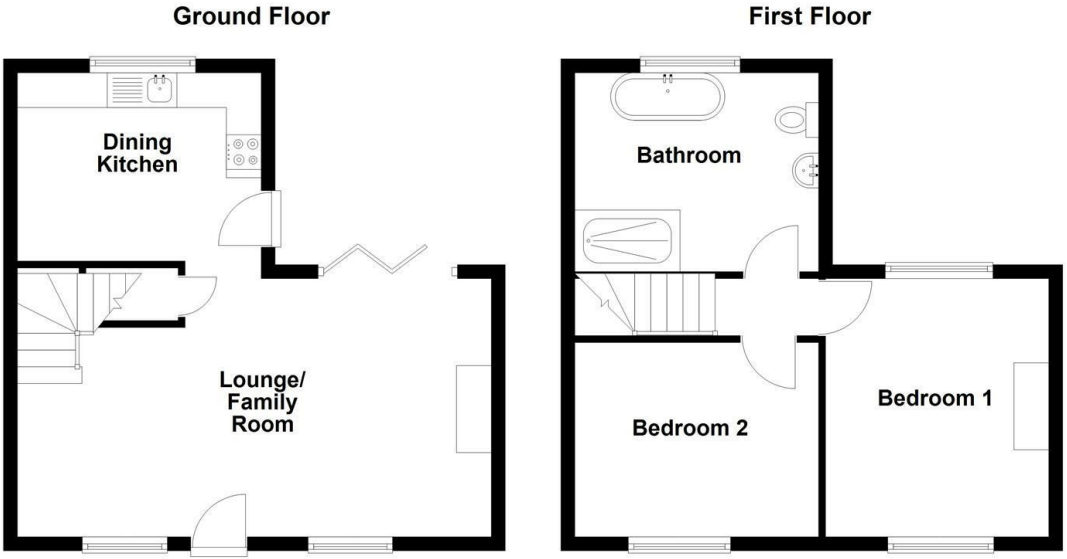
Parking
Located at the rear of the property and accessed via Riverside Court, with additional pedestrian access from the rear of the house, the gravelled driveway offers off-road parking and includes an E.V charging point.

Tenure
Freehold.

£300,000

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