



## Delightful cottage in a spectacular rural setting

**Lime Cottage, Birtles Hall, Birtles Lane, Macclesfield, Cheshire, SK10 4RU**

Share of Freehold





Three bedrooms • Three reception rooms • Three bathrooms • High specification • Beautifully appointed throughout • Exposed beams • Detached single garage • Delightful grounds

#### Local information

Approached via a sweeping driveway and forming part of the select Birtles Hall Estate development, Lime Cottage presents an attractive opportunity to purchase a characterful property in a countryside location, yet still within easy reach of the local amenities and services of Alderley Edge, Prestbury and Macclesfield. There is a wide range of excellent local state and private schooling options including Ofsted rated Good Nether Alderley Primary Academy 2.8 miles away, The King's School Macclesfield 2.7 miles away and the Fallibroome Academy which is 3.4 miles. The property is well placed for easy access to the M6, M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies about 9 miles away and Macclesfield train station is 4.9 miles away offering a 1 hour 48 minute service to London Euston and a 22min service to Manchester Piccadilly.

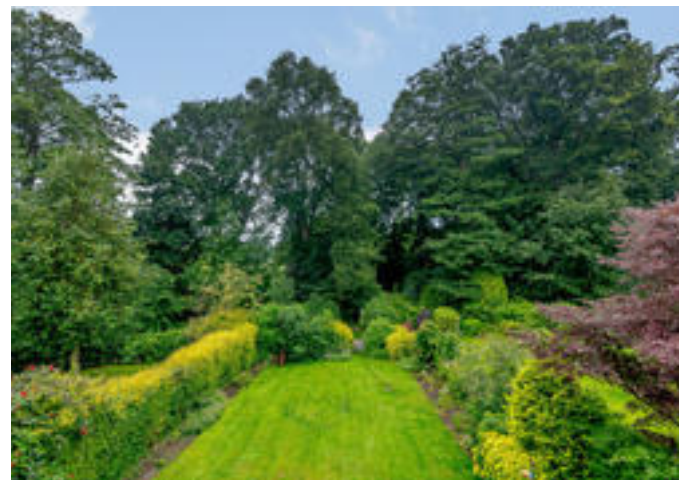
#### About this property

Lime Cottage is an enchanting mews property set in an exquisite semi-rural location in the grounds of the Grade II listed Birtles Hall. The charming three bedroom home extends to 1373 sq ft and offers owners access to 13 acres of exclusive formal gardens, parkland and woodland of the wider historical estate. This characterful cottage exudes charm throughout, beautifully juxtaposing the period features, exposed beams, wooden floors

and high ceilings with a spectacular contemporary finish. The open plan double-aspect 23'9 living/dining kitchen with utility room off features a contemporary handle-less kitchen with contrasting marble and granite work surfaces and Neff appliances including two ovens, an induction hob and concealed extractor fan. The sitting area has a fireplace with log burner, full height picture windows, a bespoke glass balustrade staircase and a door leading to the cloakroom with WC. Two formal reception rooms are accessible from the kitchen; a 15'5 dining room with log burner and an 11' study room with exterior access. A particularly spacious galleried landing provides a versatile area currently utilised as a home office, with a wonderful porthole window offering tremendous levels of light. There are three generously proportioned bedrooms with oak beams and vaulted ceilings and a fully tiled contemporary family bathroom with bath and separate shower. The 11'5 principal suite offers delightful views over the picturesque gardens and rolling countryside, a dedicated dressing area and a beautifully appointed en suite shower room. Externally to the rear the property is set within generous West facing grounds which are mainly laid to lawn with a York stone path. Mature hedging and established trees provide a high degree of privacy. There is a detached single garage and ample off road parking.









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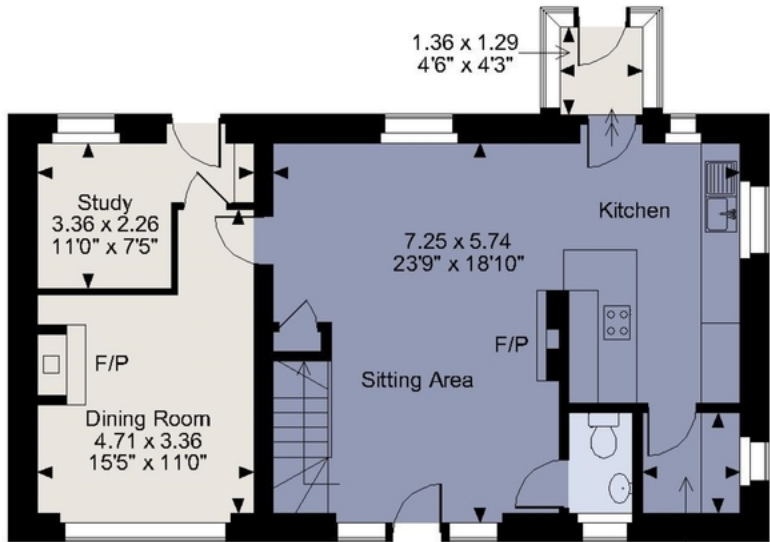
**Gross internal area (approx)** 1,373 sq ft / 128 sq m

**Outbuildings** Garage 172 sq ft / 16 sq m

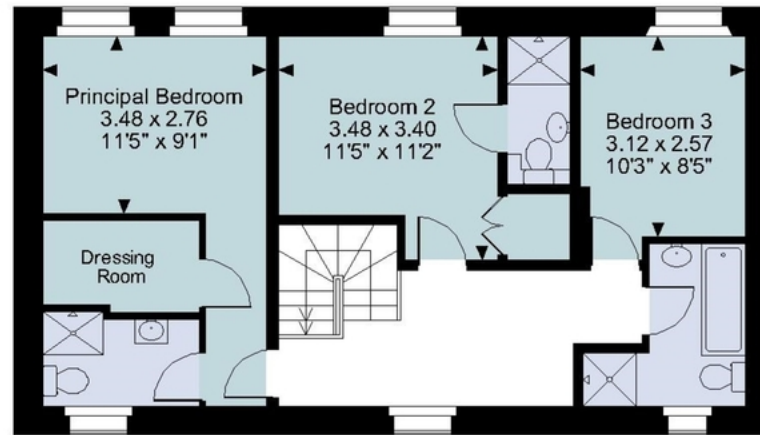
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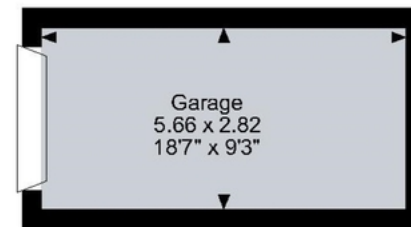
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**Ground Floor**



**First Floor**



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The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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