ATTRACTIVE GRADE II LISTED COTTAGE WITH DETACHED ANCILLARY ACCOMMODATION

Fern Cottage, Altrincham Road, Styal,
Wilmslow, Cheshire, SK9 4JE

Freehold

savills

Offering beautifully presented and particularly versatile accommodation set within generous walled south facing gardens

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4 bedrooms ◆ 3 bathrooms ◆ open plan kitchen/dining room ◆ 2 reception rooms ◆ utility room ◆ home office/studio ◆ cloakroom with WC ◆ detached garage ◆ driveway parking ◆ south facing gardens ◆ EPC rating = NA

Situation

Wilmslow Town Centre: 2.2 miles; Styal Station: 0.2 miles; Alderley Edge: 4.4 miles; Manchester Airport: 2.2 miles; Manchester city centre: 10.3 miles.

Fern Cottage is situated in the heart of Styal village and yet within 5-10 minutes' drive of Wilmslow town centre and Manchester International Airport. The picturesque village of Styal is served by a railway station, a local community store, primary school, the popular Ship Inn and a highly regarded Golf course. However, it is Quarry Bank Mill and its surrounding parkland which has had most influence over the village. Quarry Bank Mill is one of the best-preserved textile mills of the industrial revolution and now a museum owned by the National Trust. Owners of Fern Cottage benefit from visitors passes allowing free entry. Wilmslow train station, leisure centre and the thriving town centre itself are all less than 2.5 miles away. Shopping, recreational and educational facilities are nearby with fitness centres, golf courses, Marks and Spencer and John Lewis stores within a 10-15-minute drive. There are good local state schools and a wide choice of private schools within easy striking distance. The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the north west commercial centres. Manchester Airport lies 2.2 miles away. Wilmslow train station offers a 1 hour 51-minute service to London Euston and a 19-minute service to Manchester Piccadilly.

Description

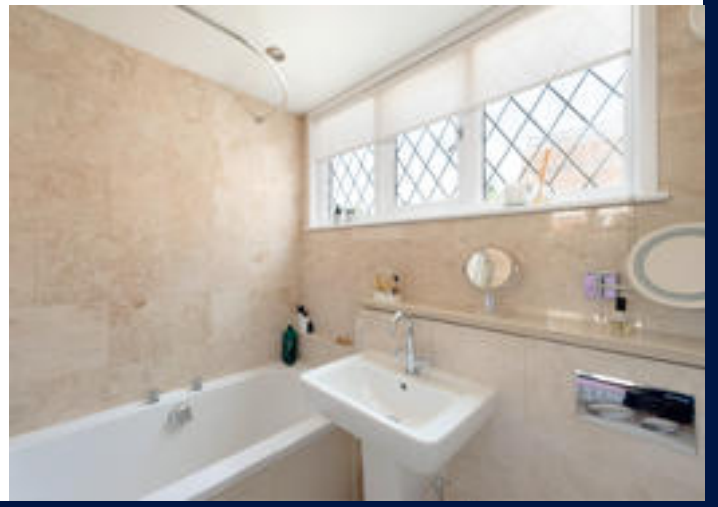
Believed to date back to 1860 is this timelessly attractive Grade II listed cottage which enjoys favoured positioning in the heart of Styal village. Formerly a mill managers cottage, the property adjoins the Quarry Bank Mill Estate and it set within wonderfully mature and beautifully landscaped walled gardens. Constructed from English bond brick elevations with intricate detailing and mullioned windows surmounted by a rosemary tiled roof and elegant diamond stack chimneys, this charming gable fronted property makes a lasting first impression. The current owners have commissioned an extensive yet sympathetic programme or refurbishment and extension which has been meticulously executed lavishing attention on every detail. Period features such as lattice leaded windows, ceiling roses, fireplaces, column radiators, original doors, handles and locks now seamlessly combine with modern convenience.

The accommodation is entered via an enclosed porch into a spacious centrally

positioned hallway with oak flooring. There are two formal reception rooms; a dual-aspect living room with open fireplace and a sitting room with red enamelled wood burning stove. Both feature bespoke fitted storage to the chimney breast alcoves. The highlight of the living accommodation is the open plan kitchen/living/dining room extending to 25ft. The bespoke hand painted 'in-frame' kitchen by Tom Howley features oak cabinetry, Kashmire White granite work surfaces, an integrated dishwasher, Falcon range cooker and a matching island with prep sink. The room enjoys excellent natural light with a lantern roof light and French doors opening to the garden. Completing the ground floor accommodation is a fitted utility room, pantry and cloakroom with WC.

There are three double bedrooms arranged together on the first floor. The master bedroom features a period fireplace and bespoke fitted wardrobes. There is an master en suite shower room and family bathroom, both are fitted with premium Villeroy & Bosch sanitary ware, travertine tiling and underfloor heating. Additional living space is provided by the detached garage and studio which has been transformed into beautifully appointed ancillary accommodation. It is currently set up as a studio/study to the ground floor with freestanding kitchenette and French doors onto the gardens whilst to the first floor there is a double bedroom with en-suite shower room.

The property is set back slightly from the road with a pretty front garden laid to lawn and defined by established privet hedging. A cobbled driveway provides ample off road parking and leads to the garage with electric up and over door. The south-facing walled rear garden is a delight with a large stone-paved patio adjacent to the house providing the perfect space for outdoor entertaining. The garden enjoys a high degree of privacy and is mainly laid to lawn, stocked with a variety of mature trees and plants, including cedar, maple and hawthorn trees, fruiting pear and apple trees, and rhododendrons.



Approximate Area = 161.7 sq m / 1740 sq ft
Including Limited Use Area (4.2 sq m / 44 sq ft)
Outbuilding = 65.0 sq m / 699 sq ft
Outbuilding Including Limited Use Area (19.1 sq m / 205 sq ft)
Total = 226.7 sq m / 2439 sq ft
For identification only. Not to scale.
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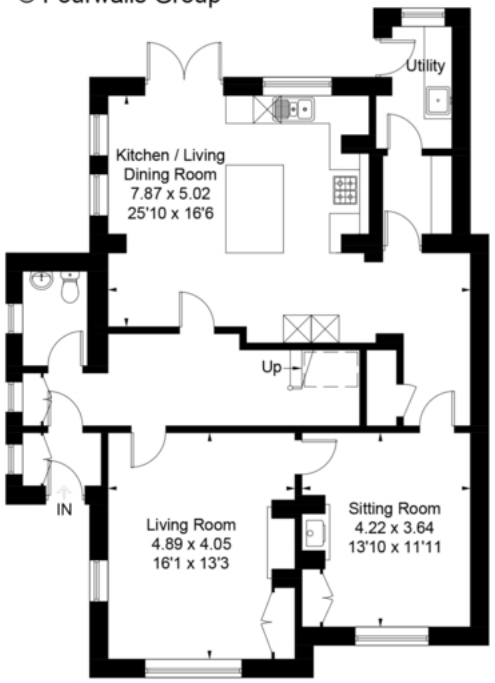
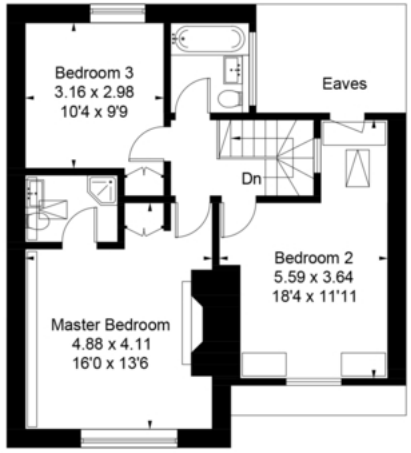
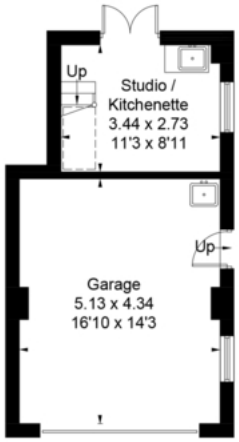


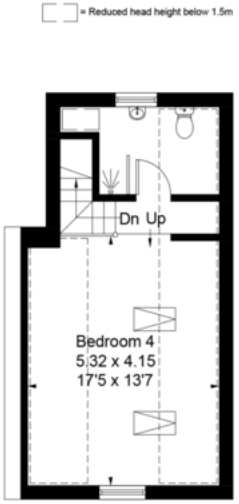
Ground Floor
Area = 103.1 sq m / 1109 sq ft
(Limited Use Area = 1.0 sq m / 10 sq ft)



First Floor
Area = 58.6 sq m / 630 sq ft
(Limited Use Area = 3.2 sq m / 34 sq ft)



Outbuilding Ground Floor
Area = 33.0 sq m / 355 sq ft
(Limited Use Area = 1.1 sq m / 12 sq ft)



Outbuilding First Floor
Area = 32.0 sq m / 344 sq ft
(Limited Use Area = 18.0 sq m / 193 sq ft)

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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