



Charming 19th century 3 bedroom cottage with P.P.

Primrose Cottage, Blossoms Lane, Woodford, Cheshire, SK7 1RF

Freehold



Three bedrooms • Two reception rooms • Garage • Off road parking for several vehicles • Outline planning permission for a detached house within the generous side gardens • EPC rating : F

Local information

Primrose Cottage is conveniently positioned only 2.4 miles from Bramhall village centre and 4.2 miles from Wilmslow town centre whilst the picturesque villages of Alderley Edge and Prestbury are 6 miles away. Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 15 minute drive. The area offers excellent schooling with highly regarded 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 6.2 miles away. Wilmslow train station offers a 1 hour 51 minute service to London Euston whilst Bramhall station places Manchester Piccadilly 19 minutes away.

About this property

Beautifully presented and deceptively spacious, this 19th century three double bedroom semi-detached cottage is situated in a superb semi-rural location on a private road adjoining countryside. Worth of particular note is the outline planning permission which has been granted for the construction of a three bedroom, two bathroom detached property within the particularly generous side gardens of Primrose Cottage (Planning Ref: 18/5561M). The proposed dwelling has been designed by Penk Architects,

renowned for their exceptional and innovative work.

Extending to approximately 1,545 Sq ft in total, Primrose Cottage has been tastefully upgraded by the current owners using carefully selected high quality materials. Approached through a five bar gate, the driveway provides off road parking for several vehicles and leads to the attached garage. Upon entering the property the spacious reception hall with bow window provides a welcoming first impression and is currently set up as a dining room. To the right is the dual-aspect living room with hardwood flooring, exposed beams and an open fire. The breakfast kitchen has been fitted with a high quality range of oak shaker style units with contrasting granite work surfaces, integrated fridge/ freezer, dishwasher, electric oven and hob. Completing the ground floor accommodation is a rear hall/boot room offering an alternative entrance and useful storage.

To the first floor the landing leads to three double bedrooms and the house bathroom with shower over bath. Bedrooms one and two feature solid oak flooring and fitted wardrobes.

Externally to the rear a flagstone patio provides the ideal space for outdoor entertaining. The gardens are mainly laid to lawn with beech hedging screening a vegetable garden and a timber summer house to the far end.

Tenure

Freehold





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Gross internal area (approx) 145.8 sq m / 1570 sq ft

Outbuildings Garage : 23.2 sq m / 250 sq ft

Total 143.5 sq m / 1545 sq ft (including limited use area 4.6 sq m / 49 sq ft)



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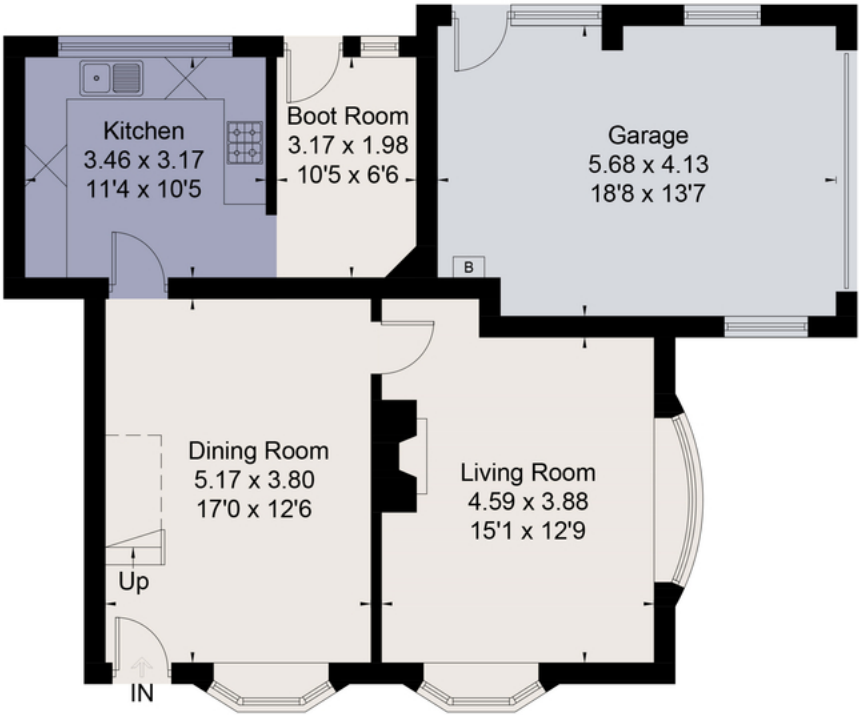
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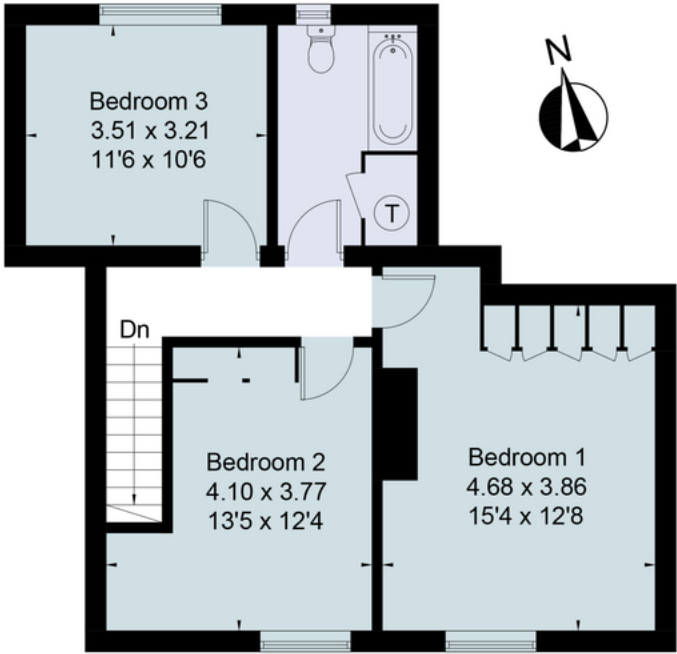
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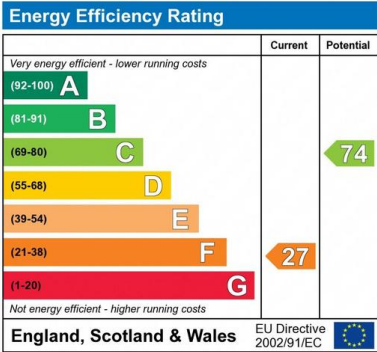


Ground Floor



First Floor

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