



Characterful Cottage in a secluded setting

2 Holly Cottage, Altrincham Road, Wilmslow, Cheshire, SK9 5NW

Freehold



Three double bedrooms • Open plan dining kitchen •
Two bathrooms • Fitted utility room • Extensive 'L'
shaped lawned gardens

Local information

This characterful cottage is conveniently situated 0.9 miles from the town centre amenities. Open countryside is only moments away; Lindow Common (0.4 miles) is a Site of Special Scientific Interest whilst the The Carrs Park (1.4 miles) offers walks along the River Bollin to the National Trust owned Styal Estate.

The area offers an excellent range of schooling with highly regarded local state schools and a wide choice of private schools within easy striking distance. Gorsey Bank Primary School is 0.5 miles away and Wilmslow High School is 1.6 mile away.

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 5 miles away. Wilmslow train station is 1 mile away and offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

About this property

2 Holly Cottage is a hidden gem; tucked away from view and set within extensive southerly gardens, this charming property simply must be viewed to appreciate its many merits. Constructed of attractive Cheshire brick elevations surmounted by a slate roof this double fronted period cottage exudes character inside and out.

Approached through electrically operated gates which open on to an extensive driveway providing off road parking for many vehicles (and the potential

for garaging), the property makes a lasting first impression. The accommodation is entered via an enclosed porch into a spacious 20'3 open plan living room/study with beamed ceiling and log burning fire. An inner hall links the cloakroom/WC and leads through to the open plan dining kitchen with box bay window and stable door to outside. A modern shaker style kitchen with wood block work surfaces is fitted with space for a range cooker, American style fridge/freezer and washing machine.

To the first floor the landing leads to three well-proportioned bedrooms and a beautifully appointed main bathroom. The second bedroom features a walk-in wardrobe whilst the master bedroom is served by a contemporary en suite shower room.

Externally to the rear there is a fitted utility room which would work well as an outside kitchen or bar with adjoining glass roof gazebo providing the perfect spot for outdoor entertaining. There are extensive 'L' shaped lawned gardens which are fully enclosed, enjoy a high degree of privacy and a southerly aspect.

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills





2 Holly Cottage, Altrincham Road, Wilmslow, Cheshire, SK9 5NW
Gross internal area (approx) 91.6 sq m / 986 sq ft, Utility 8.7 sq m / 94 sq ft
Total 100.3 sq m / 1080 sq ft (including limited use area 1.9 sq m / 20 sq ft)

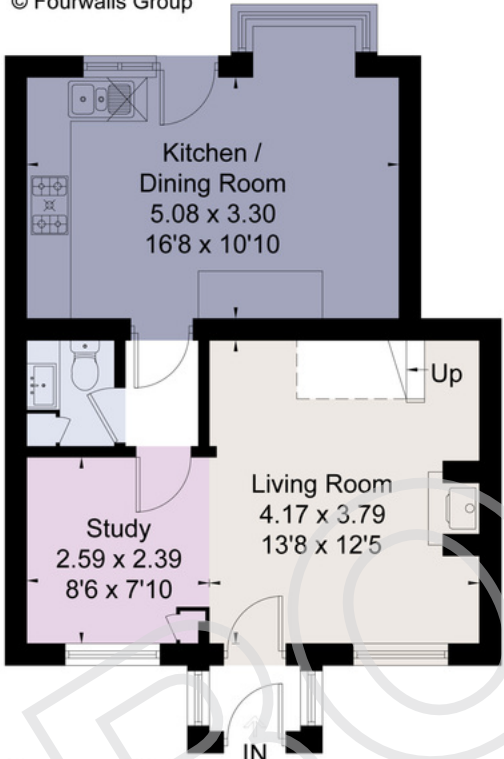


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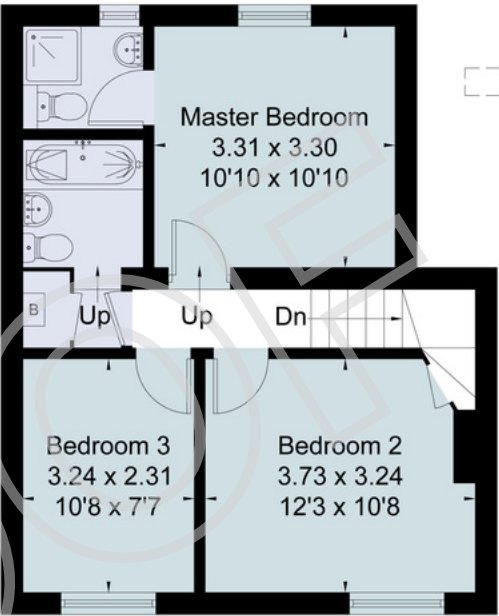
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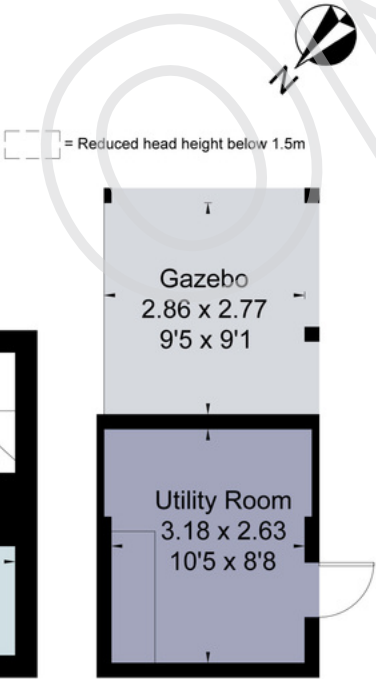
Approximate Area = 91.6 sq m / 986 sq ft
Utility Room = 8.7 sq m / 94 sq ft
Total = 100.3 sq m / 1080 sq ft
Including Limited Use Area (1.9 sq m / 20 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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