



Charming period cottage with ancillary accommodation

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

Freehold

savills



Four bedrooms • Two reception rooms • Open plan dining kitchen • Studio/Kitchenette • Three contemporary bathrooms • Downstairs WC • Utility/laundry room & pantry • Garage & walled gardens

Local information

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 Post Office, 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 nearby. Styal Primary School is 0.1 miles.

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. Styal train station is 0.4 miles. Wilmslow train station is 2.1 miles and offers a 1 hour 51-minute service to London Euston and a 19-minute service to Manchester Piccadilly.

About this property

Believed to date back to 1860 is this timelessly attractive Grade II listed cottage enjoys favoured positioning in the heart of Styal village. Formerly a mill managers cottage, the property adjoins the Quarry Bank Mill Estate and is 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. In recent years the property has benefitted from an extensive yet sympathetic programme of 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 oak parquet flooring 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, Kashmir 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 bespoke roof light and French doors opening to the garden. Completing the ground floor accommodation is a fitted utility room, pantry and cloakroom with w.c. and Moroccan style tiling.

There are three double bedrooms arranged together on the first floor. The master bedroom features a period fireplace and bespoke fitted wardrobes. There is a 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 bespoke fitted storage and 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.

Tenure

Freehold

Local Authority

Cheshire East

Viewing

Strictly by appointment with Savills





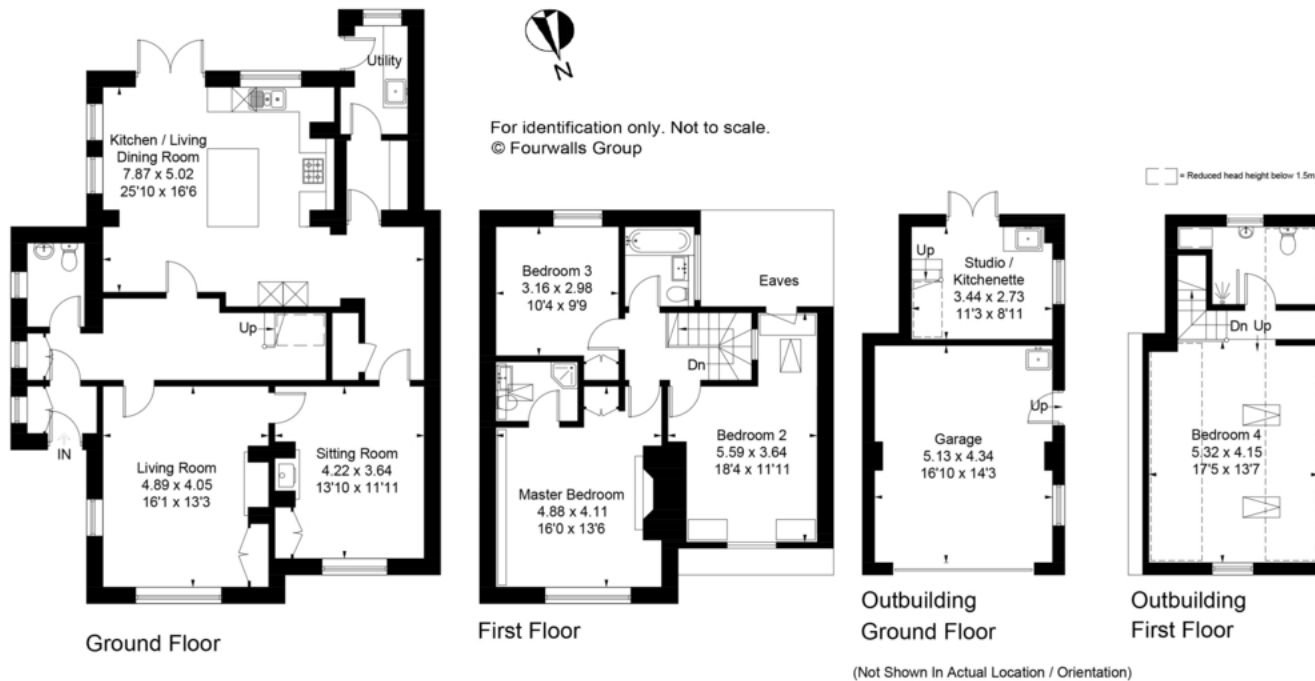
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Gross internal area (approx) 226.7 sq m / 2439 sq ft

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