





BIRCH HOUSE, DICKLOW COB
MACCLESFIELD, SK11 9EA

OFFERS IN EXCESS OF
FREEHOLD

This period detached house is situated in a lovely position in the centre of Lower Withington, opposite the village green and stands within large gardens with a further 1.97 acres of land with buildings available by separate negotiations.

The house itself is substantial in its proportions with good sized rooms throughout and high ceilings which has retained much of its original character. With it having such large gardens there is tremendous potential to extend the house if required (subject to planning permission), however, the property is ready for immediate occupation having been recently redecorated and carpeted with modern kitchen and bathrooms.

MELLER SPEAKMAN

BIRCH HOUSE, DICKLOW COB, MACCLESFIELD

• A lovely period detached house • 4 bedrooms and 2 bathrooms • Standing within a large plot with a further 2 acre paddock available by separate negotiation • Situated in the centre of the village • Huge potential to further develop (subject to PP)





The accommodation is warmed by LPG central heating with a high pressure hot water system complemented by double glazed windows and is briefly arranged as follows: Reception hall with original quarry tiled floor, lounge with fireplace, separate dining room/second reception room with cast iron fireplace, inner hall which would make a good study area, dining kitchen with a range of fitted appliances and utility room. There is a good sized cellar whilst to the first floor, the landing leads to the master bedroom with en suite shower room, three further well proportioned bedrooms and family bathroom.

Outside

Outside, the driveway provides parking for several vehicles and leads to two garages. Adjoining the rear of the house is a washhouse and boiler room and a further room with WC. The gardens extend to the front, side and rear and are mainly laid to lawn with well established borders.

The Land

Beyond the rear garden and with separate vehicular access is a parcel of land which is available by separate negotiation. This is 1.97 acres or thereabouts and within the site is a brick built building providing huge potential for conversion and two Nissen huts.

Location

Lower Withington is a charming rural village set amidst the rolling Cheshire countryside, ideally positioned with easy access to Wilmslow, Knutsford, Alderley Edge and Macclesfield all of which provide a wide range of shops, restaurants and leisure facilities whilst being surrounded by beautiful open countryside offering excellent walking and cycling routes.

The area is also well regarded for its schooling, with popular local primary schools and secondary education available including The Kings School in Macclesfield and Terra Nova School together with state primary and secondary schools. Manchester Airport is also easily accessible together with the motorway network and nearby Wilmslow and Macclesfield stations are both on the main Manchester to London West Coast Main Line.

Combining village charm with convenient access to amenities, schooling and transport links, Lower Withington offers an appealing balance of countryside living and connectivity.

Property Information

Main electricity and water are connected. LPG heating is installed with a high pressure hot water system. Drainage is to a septic tank. None of the fixtures or fittings have been tested. Buyers are advised to obtain their own independent reports prior to purchase. EPC Band F. Council Tax Band G (Cheshire East Council). Tenure - we are informed is freehold.

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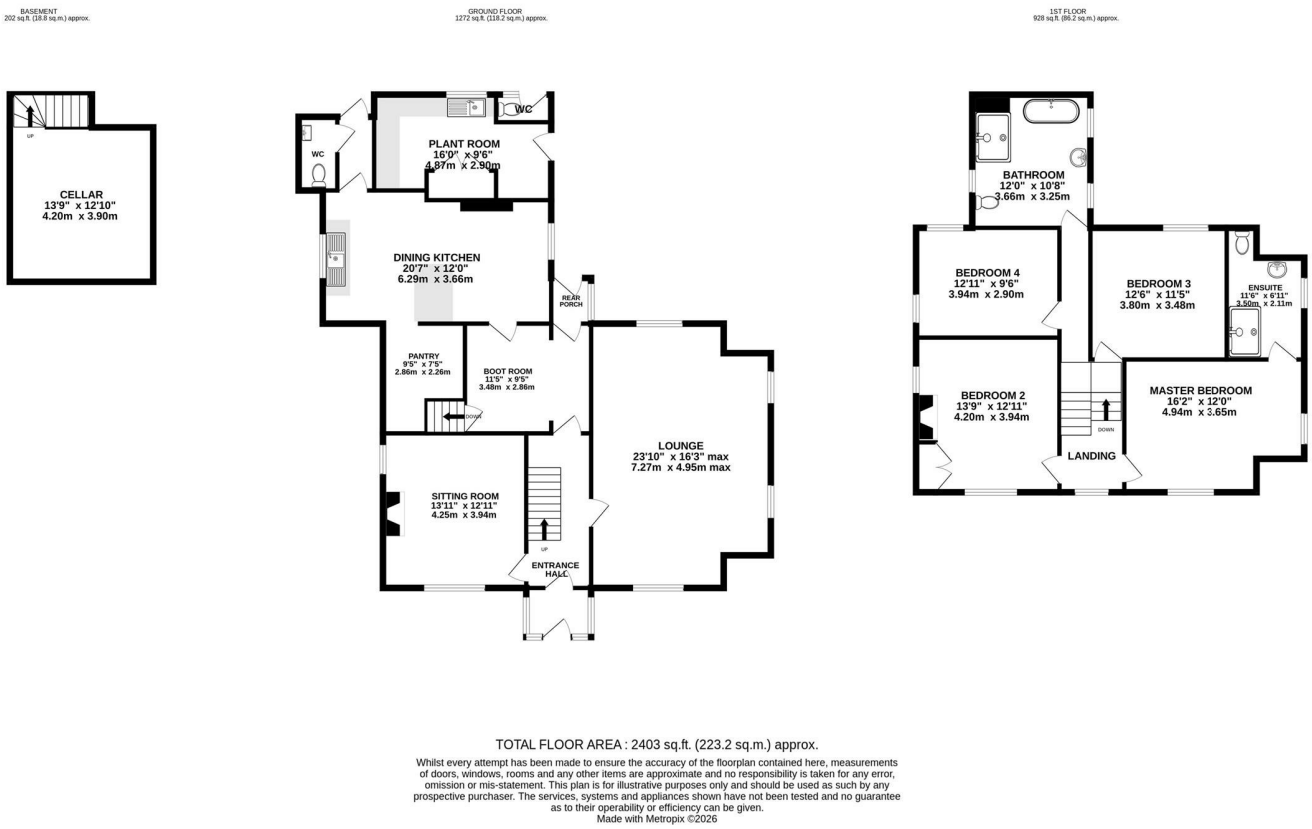








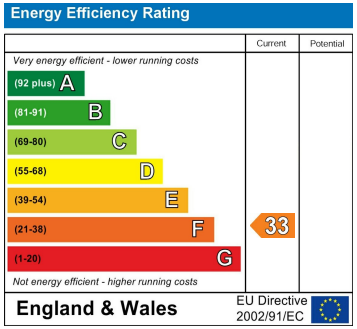




TOTAL FLOOR AREA : 2403 sq.ft. (223.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating: F Council Tax Band: G

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