



CEDAR COTTAGE, DICKLOW COB, MACCLESFIELD, SK11 9EA

£995,000
FREEHOLD

A unique opportunity to purchase a very spacious 5 bedroom detached family residence benefitting from a large brick built outbuilding constructed by Browns of Wilmslow which could be utilised as an annex, Air B&B or would be perfect for those who wish to run a business from home. The property also has a detached brick built four car garage with workshop.

The property was purchased by the current vendor a number of years ago and over the years has been substantially extended to create a very large family home. The property has an in and out driveway to the front with mature gardens to both the front and rear.



MELLER SPEAKMAN

CEDAR COTTAGE, DICKLOW COB, LOWER WITHINGTON.

- A substantial detached family home • 5 spacious bedrooms and 3 bathrooms • 3 reception rooms and dining kitchen • Lovely mature private gardens adjoining open countryside • Large detached outbuilding providing tremendous further potential • 4 car garage • Sought after village location but convenient for a wide range of centres



A side driveway leads to a detached four car garage with workshop to the rear, ideal for those with classic car or bike interests, or alternatively planning permission could be sought to convert the garage into an annex to the main dwelling or an Air B&B. Also to the rear of the main house is a very spacious two storey brick outbuilding which is currently utilised as a large workshop with conservatory to the side and benefits from having 3 phase electricity and solar panels fitted.

Many years ago the outbuilding was used to run a business employing a number of people, again planning permission could be sought to convert the building into an annex, Air B&B or workshop/offices. The rear garden is mainly laid to lawn and interspersed with a number of mature flower beds and shrubs borders, ideal for a growing family.

On entering the front of the property there is an entrance porch with leaded Oak front door and side window and a cloaks cupboard. The large entrance hall is fitted with Bamboo flooring throughout and opens into a central hallway with vaulted ceiling and galleried landing above, there is a useful walk in storage cupboard as well as a shower room fitted with a fully tiled walk in shower cubicle, wall

mounted wash hand basin and low level WC.

The main lounge is found to the front of the property with lovely bay window overlooking the front mature garden, the focal point of the room is an open fireplace with brick surround and mantel. The study is also found to the front of the property, this dual aspect room is fitted with a large desk, ideal for those who wish to work from home, and half panelled walls. To the rear of the property is a good size dining room fitted with an attractive wood burning. The sitting room is a lovely day room, ideal for the summer months with patio doors opening onto the rear garden. This room is complimented by a stove with brick heart and surround.

The kitchen/breakfast room is fitted with a range of wall and base storage unit, within the units is a Neff four ring electric hob with Neff double oven and grill beneath, and extractor fan over. There is space and plumbing for an American Style fridge and freezer. the dual aspect room has a charming bay window to the side elevation which is the perfect space for a round dining table.

The utility room is fitted with a sink and drainer, plumbing and space for a washing machine

and a range of built in storage cupboards.

There is a bedroom wing off the ground floor which leads to a large triple aspect double bedroom with range of fitted wardrobes, a single bedroom and a WC fitted with low level WC and wash hand basin.

On the first floor is a wonderful galleried landing with vaulted ceiling, off which is a spacious airing cupboard. The master bedroom is a lovely space fitted with a range of wardrobes and a dressing table, there would be ample space to split the room should one wish to create a walk in dressing room. The master bedroom is complimented by a modern ensuite shower room, fitted with a white suite comprising: low level WC, vanity unit with wash hand basin and store cupboard beneath, walk in fully tiled double shower cubicle and velux window. There are two further double bedrooms both with views over the rear garden. The family bathroom is fitted with a pedestal style wash hand basin, WC, bath with shower over and part tiled walls.

Property Information

Main electricity and water are connected. Oil fired central heating is installed. Drainage is to a septic tank. We must advise prospective

purchasers that none of the fixture, fittings or services have been tested. Purchasers are advised to obtain their own reports prior to purchase. Tenure - we are advised is Freehold. EPC Band - E. Council Tax Band G (Cheshire East Council).

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ADDITIONAL INFORMATION

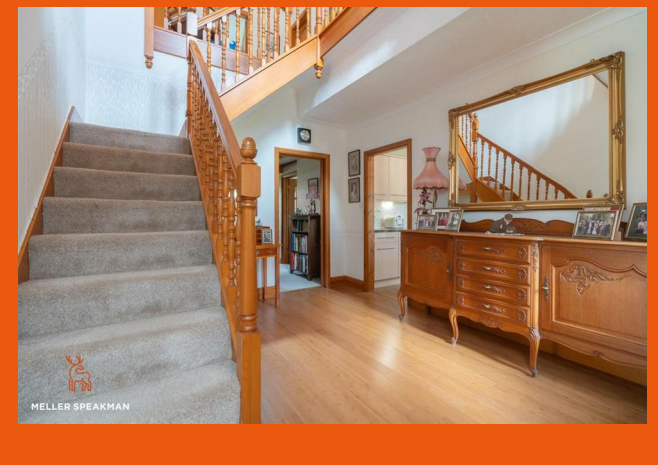
Local Authority – Cheshire East

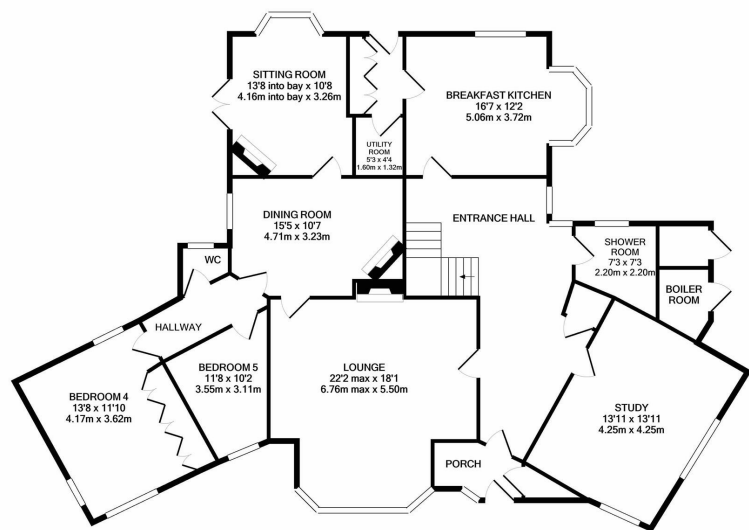
Council Tax – Band G

Viewings – By Appointment Only

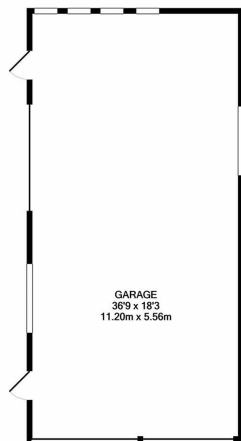
Tenure – Freehold

EPC Rating – E



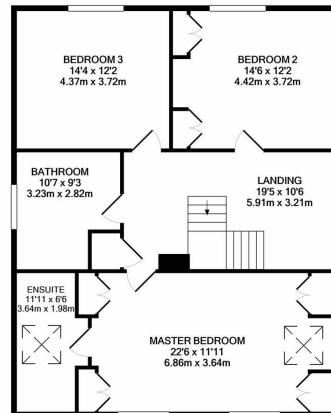


GROUND FLOOR
APPROX. FLOOR
AREA 2361 SQ.FT.
(219.3 SQ.M.)

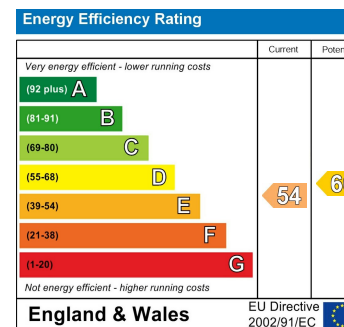


TOTAL APPROX. FLOOR AREA 3318 SQ.FT. (308.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix (2020)



1ST FLOOR
APPROX. FLOOR
AREA 957 SQ.FT.
(88.9 SQ.M.)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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