

FOR SALE

£550,000 Freehold



Pumptree Cottage, 1 Pumptree Mews, Macclesfield, Cheshire. SK11 8UP

Bollington
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ABOUT THE PROPERTY

Pumptree Cottage was originally the stables/barn for Pump Tree Farm and dates back to the 1700's. This beautiful barn is constructed mainly of stone elevations under a stone roof and still retains many features including a stunning vaulted ceiling and galleried landing. The new owner has extensively remodelled and refurbished with great style, wonderful quality and meticulous attention to detail. This fabulous family home has two grand reception rooms, a generous traditional dining kitchen alongside a useful utility room and downstairs cloakroom. You enter the barn through double oak doors into a stunning grand reception hall and a door leading to the integral garage. To the first floor there is an impressive sized master suite with en-suite shower room, three further bedrooms, one with an additional en-suite, separate traditional family bathroom and separate WC. Externally you will find a generous contemporary front garden and a private enclosed rear cottage garden. The area has a good range of social and recreational facilities and local well established schools including Kings and Fallibroome which cater for children of all ages. Viewings are very highly recommended to fully appreciate this beautiful cottage. Offered For Sale Chain Free.

FEATURES

- Four Bedroom Period Property
- Family Bathroom & Two En-Suites
- Two Grand Reception Rooms
- Traditional Dining Kitchen
- Reception Hall
- Utility & Downstairs WC
- Cobbled Driveway & Garage
- Landscaped Gardens



ROOM DESCRIPTIONS

Ground Floor

Reception Hallway

17' 4" x 8' 7" (5.28m x 2.62m) Oak double glazed double opening doors to front elevation, uPVC double glazed window to rear elevation, two ceiling lights, two wall lights, column radiator, Italian tiled flooring, Oak beams, double power points, door to garage and door leading to kitchen.

Sitting Room

23' 5" x 16' 2" (7.14m x 4.93m) Dual aspect room with uPVC double glazed windows to side elevations and uPVC double glazed patio doors to garden, inset ceiling spot lights, feature brick inglenook fire with inset wood burner and stone hearth, two radiators, double power points, TV point and telephone point.

Dining Hall

16' 2" x 15' (4.93m x 4.57m) uPVC double glazed window to side elevation and uPVC double glazed doors to garden, vaulted ceiling with galleried landing, inset spot lights, ceiling light, two radiators, tiled flooring, understairs cupboard and glass panelled staircase with oak handrails to galleried landing.

Kitchen Diner

27' 2" x 10' 2" narrowing to 6'9" (8.28m x 3.10m - 2.06m) uPVC double glazed windows and door to front elevation. Fitted kitchen featuring a range of wall and base units with granite worktops. Britannia double oven with grill and five ring electric burner hob and concealed extractor above, one and half bowl porcelain sink with drainer and mixer tap that has a filtered water connection, integrated Bosch dishwasher, space for American style fridge freezer, integrated Hotpoint microwave, housing for Vaillant combination boiler, plinth and under counter lighting, power points with USB connections vertical column radiator, cast iron column radiator, tiles to splash backs and feature tiled wall, tiled floor and access to utility and WC.

Utility Room

9' 4" x 10' 7" narrowing to 5' (2.84m x 3.23m - 1.52m) uPVC double glazed window and single wooden door to rear elevation, inset ceiling spotlights, column radiator and continuation of tiled flooring. Fitted with wall and base units with contrasting worktops, sink with drainer and mixer tap, space and plumbing for washing machine and separate dryer, tiles to splashbacks, door to garden and double power points.

Downstairs WC

Low level WC, wash hand basin with mixer tap, ceiling light, extractor, radiator and continuation of tiled flooring.

Integral Garage

18' 5" x 4' 10" (5.61m x 3.30m) Up and over electric door, ceiling strip light, uPVC double glazed window to side elevation, power point and additional space for appliances.

First Floor

Galleried Landing

5' 11" x 4' 3" (1.80m x 1.30m) uPVC double glazed windows to side elevations, airing cupboard housing hot water cylinder, access to first floor rooms, two pendant lights, original Oak beams and power point.

Master Bedroom

11' 6" x 16' 1" (3.51m x 4.90m) uPVC double glazed window to side elevations, ceiling light, original Oak beams, two wall lights, two radiators, double power points, wooden flooring and door to en-suite.

En-Suite

5' 3" x 7' 2" (1.60m x 2.18m) Fitted with a white three piece suite comprising; corner shower enclosure with raised tray, overhead thermostatic shower with additional hand held attachment and curved opening doors, back to wall WC and wall mounted wash hand basin with chrome mixer taps. uPVC double glazed window to side elevation, inset spotlights, tiled walls, tiled flooring and warmup underfloor heating.

Second Bedroom

16' 8" x 10' 3" (5.08m x 3.12m) uPVC double glazed window to front elevation, two ceiling pendant lights, original Oak beams, two radiators, power points, telephone point and door to storage space.

Third Bedroom

7' x 10' 9" (2.13m x 3.28m) into wardrobes. uPVC double glazed window to side elevation, ceiling light, original Oak beam, radiator, power points, fitted wardrobe with rail, drawers and overhead storage.

Guest Bedroom

14' 8" x 10' 1" (4.47m x 3.07m) Accessed via a spiral staircase and situated over the garage is a guest bedroom. uPVC double glazed window to rear elevation, inset ceiling spotlights, two column radiators, fitted wardrobe, double power point, door to en-suite and door to storage space over reception hall.

En-Suite to Guest Bedroom

3' 4" x 9' 5" (1.02m x 2.87m) Walk in shower with low level white tray, electric shower on a riser rail and glass sliding door, low level WC and wash hand basin with chrome mixer tap. uPVC double glazed window to front elevation, ceiling spotlights, extractor, towel radiator, tiled to splash back areas and tiled flooring.

Family Bathroom

6' 5" x 8' 7" (1.96m x 2.62m) Traditional fitted suite comprising; slipper bath with feet and chrome period mixer taps and hand held shower attachment, pedestal wash hand basin with chrome mixer tap and corner shower enclosure with thermostatic shower on a riser rail. uPVC double glazed window to side elevation, ceiling spotlights, extractor fan, towel radiator, wall light, contrasting period tiles and wooden flooring.

WC

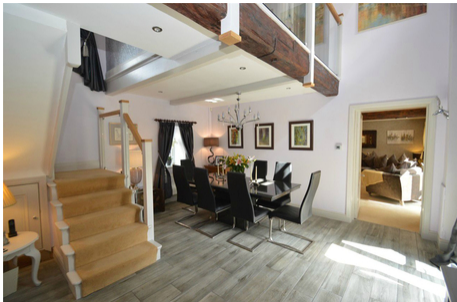
5' 5" x 3' 11" (1.65m x 1.19m) uPVC double glazed window to side elevation, low level Sanitan WC, ceiling spotlights, part tiled walls and wooden flooring.

External

External

Externally, there are gardens to both the front and rear. The front garden has a contemporary feel with Indian stone flags and enclosed by handmade horizontal fencing including lights and coloured lighting within the shrubs. The garden also has a double gate and boasts fruit trees, shrubbery and flowering plants enclosed by painted sleepers. There is also an outside tap and double power point.

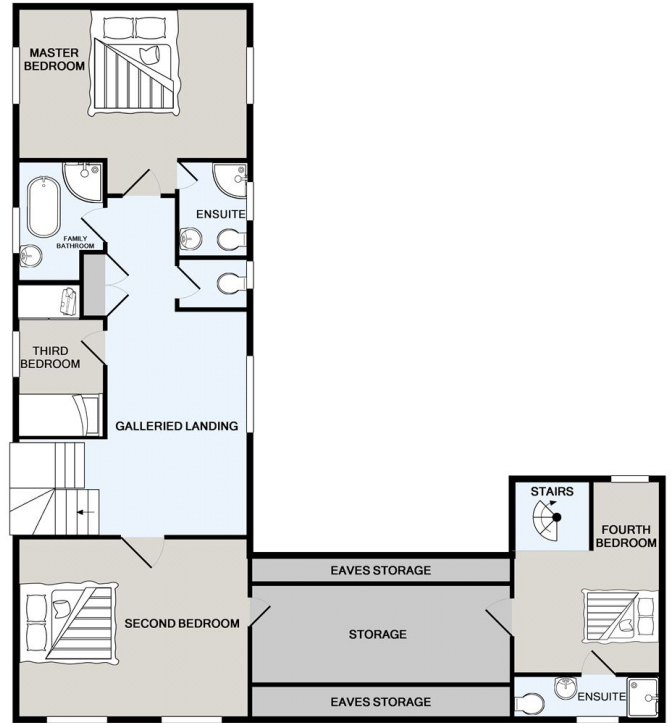
To the rear of the property is a secluded walled cottage garden that also benefits from the handmade horizontal fencing that also includes lighting. The garden can be entered through a wooden gate to the side of the property. Small walled boarders have been built to include scented flowers and shrubs in keeping with the cottage garden feel. For ease of maintenance a luxurious, artificial lawn has been laid along with York stone slabs providing a lovely patio area.



FLOORPLAN



GROUND FLOOR



1ST FLOOR

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.
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