

Yew Tree Cottage, Alderley Road, Prestbury, SK10 4RH

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A charming semi rural home of some character with a wealth of period features that has been modernised in recent years. The accommodation is beautifully presented and ready to move into. On the ground floor there is a living room with a log burning stove, a dining kitchen with 'Shaker' style units with space for a range cooker and a Study, whilst to the first floor there is a landing, two double bedrooms one with a beautifully appointed en suite bathroom and the other serviced by a separate shower room. Externally there is a good sized utility room and cloakroom. The property is set back from the road behind a lawned garden with hedged borders and there is a beautiful views to the front over open farmland and off road parking.

Viewing is highly recommended to appreciate the character and charm this property offers.

The accommodation in brief comprises of;

Ground Floor

Entrance Hall: Panelled glazed front door, down lights, flagstone flooring, mat well, door off to:

Kitchen Breakfast Room: 15' 1" x 14' 8" (4.60m x 4.48m) Stone mullion window to front and window to side, fitted with a modern range of shaker style wall and base units, wood block work surfaces over to limestone tiled splash backs, inset Belfast sink with mixer tap over. Built in fridge and dish washer, chimney breast recess with space for range cooker with extractor hood over. Ceiling beam and exposed wall beams, radiator, stone flagged floor, power points, tv aerial point.

Sitting Room: 14' 1" x 11' 10" (4.29m x 3.61m) Window to side, radiator, exposed brick chimney breast with inset wood burning stove, power points, tv aerial point, stone flagged flooring.

Inner Hall: Tiled floor, down lights, door to rear, stairs to first floor.

Study: 11' 7" x 7' 5" (3.54m x 2.26m) Window to rear, down lights, power points, telephone point, and cupboard housing wall mounted Vaillant combination boiler for domestic hot water and central heating.

First Floor

Landing: Stairs from the inner hall with inset lighting, vaulted ceiling with exposed beam and feature wattle and daub wall, door off to;

Bedroom 1 (front): 15' 1" x 11' 9" (4.60m x 3.58m) Stone mullion window to front with views over farm land, window to side, exposed Cheshire brick chimney breast, vaulted ceiling with exposed beams, radiator, power points.

Shower Room: 7' 1" x 4' (2.17m x 1.22m) Double shower cubicle with Mira Alero shower with glazed sliding door, low level wc, pedestal wash hand basin, chrome heated towel radiator, part tiled walls and tiled floor, extractor fan, vaulted ceiling, exposed beams.

Bedroom 2 (rear): 11' 10" x 11' 10" (3.61m x 3.61m) Window to side, vaulted ceiling with exposed beams, radiator, power points, tv aerial point.

En Suite Bathroom: Obscure glazed window to rear, roll top bath with claw feet, mixer tap and shower attachment, low level wc, pedestal wash hand basin, chrome heated towel radiator, extractor fan, tiled floor and part tiled walls, shaver point.

Outside

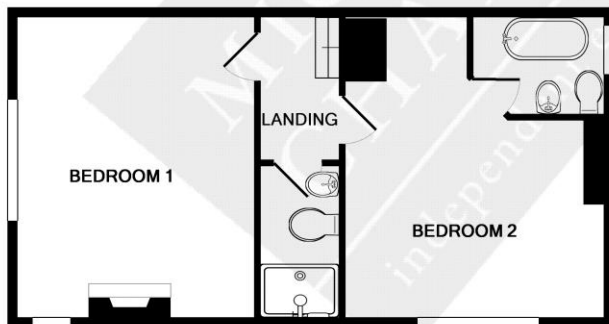
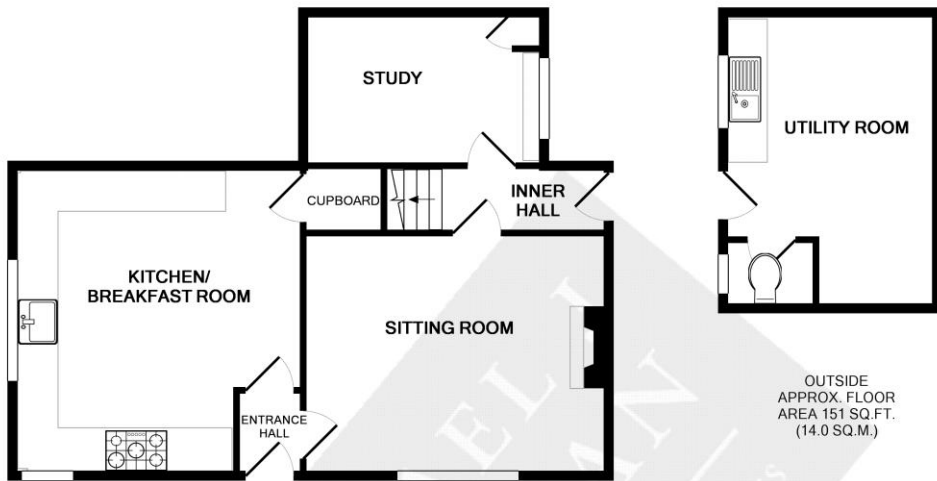
Utility Room: 14' 5" x 10' 4" (4.40m x 3.16m) Max. Double glazed window to front, base units with rolled edge work surface with inset stainless steel single drainage sink unit, tiled floor, down lights, power points.

Cloakroom: Window to front, low level wc, tiled floor.

Garden: To the side of the cottage, there is a lawned garden screened by mature hedging with flower and shrub borders with a driveway providing of road parking.

Location: The village of Prestbury is less than 1 mile from the picturesque village centre with its Georgian houses and historic church, plentiful restaurants, specialist shops and a small supermarket where most day to day needs are satisfied. The village has a thriving tennis and squash club, a cricket club and two well regarded village pubs. There are footpaths leading deep into the Cheshire countryside as well as to the National Trust owned Hare Hill Estate and 'The Edge'. Perfect for dog walkers or those enjoying a stroll in the countryside. Local schools are excellent including the village primary school, Mottram St Andrew Primary School and Fallibroome Academy in addition to well regarded private schools including Beech Hall and Kings School in Macclesfield, The Ryleys and Alderley Edge School for Girls, Pownall Hall and Terra Nova Prep. schools. Coaches leave from the village to most of the regional senior private schools. The restaurants and bars of Alderley Edge are within easy reach and superb shopping is available in Wilmslow, Handforth Dean and John Lewis in Cheadle as well as the market town of Macclesfield. The village station has a regular service to Manchester and Macclesfield from where London Euston is only 1hr 46mins away. Manchester Airport is less than 10 miles away.

Directions : From our office in Alderley Edge proceed up Macclesfield Road towards Macclesfield on the B5087. Where the Yew Tree Cottage will be found on the left hand side after approximately 3.6miles identified by our For Sale Board just before Fleets farm. (For sat nav users use post code SK10 4RH).



1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.7 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
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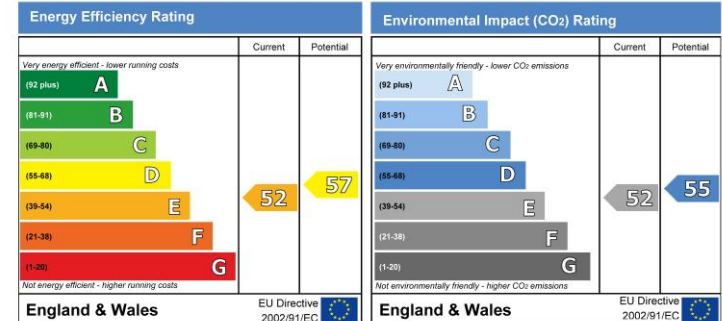
Energy Performance Certificate



Yew Tree Cottage,
Alderley Road,
Prestbury,
MACCLESFIELD,
SK10 4RH

Dwelling type: End-terrace house
Date of assessment: 27 May 2009
Date of certificate: 28 May 2009
Reference number: 8881-6425-6260-6223-8022
Total floor area: 90 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	357 kWh/m ² per year	332 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.5 tonnes per year
Lighting	£85 per year	£43 per year
Heating	£748 per year	£724 per year
Hot water	£96 per year	£90 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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All measurements are approximate

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