





Abode are excited to present this charming Grade II listed cottage, meticulously renovated by the current owner. Formerly a public house, the property is rich in character and history, yet has been modernized to a high standard throughout.

The generous accommodation includes an entrance hallway and a cozy living room, leading into a spacious kitchen diner on the ground floor. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

This unique home offers a delightful courtyard and an additional larger-than-average garden, providing plenty of outdoor space. Ideally located, it's just a short walk to Cheadle town centre, which offers a variety of shops, schools, and amenities.

Perfect for first-time buyers, those looking to downsize, or even as a potential holiday let, this property presents a fantastic opportunity. Early viewing is highly recommended!



### Entrance Hallway

Grass mat, parquet wooden flooring, stairs leading up to the first floor, wooden door and overhead windows to the front elevation.

### Living Room

Wooden sash window to the front elevation, central heating radiator, feature fireplace with traditional tiles, mantle and hearth.

### Kitchen Diner

Modern base and eye level units with complimentary worktops, stainless steel sink with draining board, green tiled splashback. Built in induction hob with extractor hood above and electric oven below, built in dishwasher, washing machine and fridge freezer, central heating radiator, feature brick work and beams, under stairs storage cupboard, window to the rear elevation and door leading out onto the garden. Spot lighting, ample space for a dining table, part carpet part lino.

### Landing

Providing access to both bedrooms and the shower room.

### Master Bedroom

Wooden sash window to the rear elevation, central heating radiator, storage cupboard housing the heating system.

### Bedroom

Wooden sash window to the front elevation, central heating radiator.



### Shower Room

Modern suite comprising double shower cubicle with glass shower screen, WC and wash hand basin with splashback and storage cupboards below, extractor fan and towel radiator.

### Outside

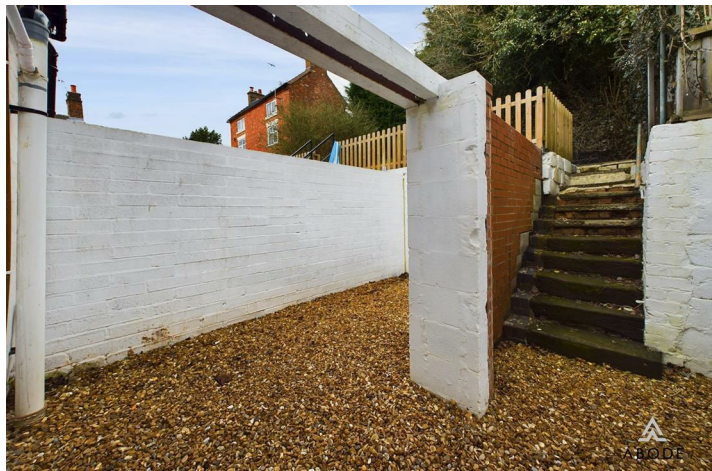






To the rear is a private walled courtyard perfect for entertaining, with scope for further conversion if required (subject to relevant permissions), with steps and path leading to the raised patio, and further woodland garden providing privacy. The wooded area provides scope for a perspective buyer to landscape as desired to suit their own requirements, with ample space for a summer house if desired.

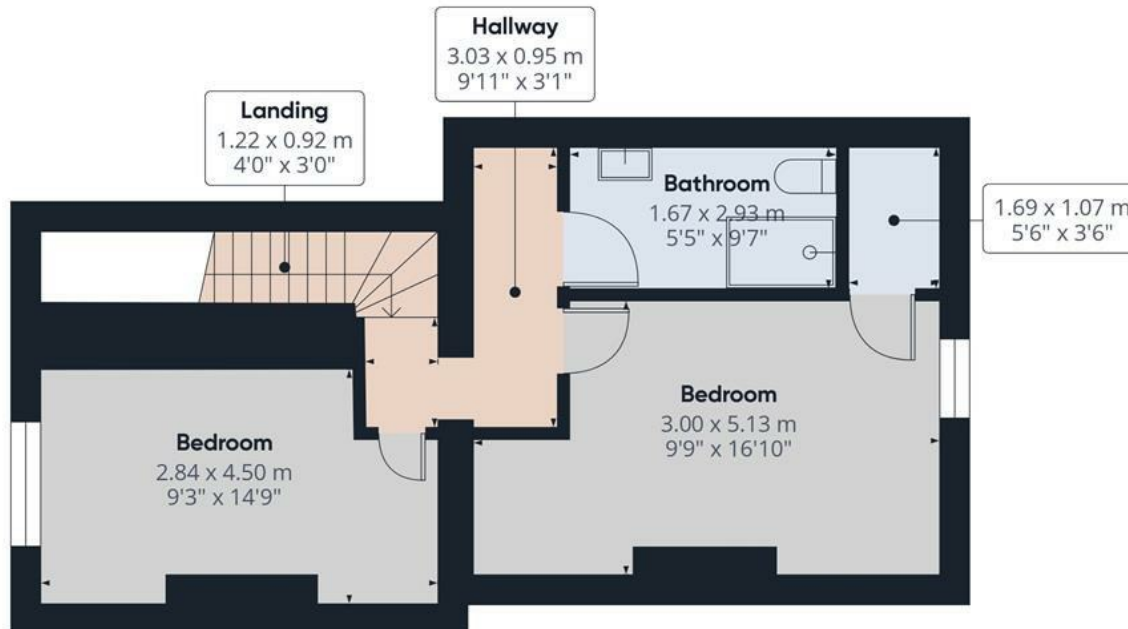








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

77.14 m<sup>2</sup>

830.33 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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