



Fallows Cross Cottage, Pinfold Lane, Marthall, WA16 7SH

£725,000

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Fallows Cross Cottage is a charming detached house, located in a lovely setting only a mile from Chelford train station and almost equidistant to the prestigious towns of Knutsford & Alderley Edge which are both under a 10 minute drive away.

The property, which is an extended three bedroom cottage, sits in a very pretty garden plot and backs directly onto open fields enjoying splendid views, particularly at sunset due to the westerly facing rear aspect.

Directions - From Knutsford town centre proceed along the A50 (King Edwards Road) which becomes Toft Road. At the traffic lights next to the cinema, turn left into Adams Hill. At the traffic lights continue into Brook Street which becomes Chelford Road. Continue along Chelford Road passing Fired Earth on the right hand side and turn left into Sandlebridge Lane. Continue along, passing the village hall on the right hand side, and take the left hand turning into Pinfold Lane where the property will be found after a short distance on the left hand side.





This characterful home offers well balanced accommodation over two floor including exposed beams in many of the rooms complimented by traditional timber multi-pane double glazed windows which enhance exterior cream rendered walls and a Welsh slate roof with attractive craftsman dormers.

On the ground floor a pitched roof entrance porch with an adjoining w.c provides access into a large 32 ft principal reception room with a pretty bow window to the front and both windows and French doors to the rear. There is a beautiful stone and exposed brick fireplace at the far end of the house with a living flame effect dog grate fireplace.

There a two further reception rooms including a cosy sitting room at the far end of the house with dark oak effect flooring and windows to thee sides, and a good size dining room located between the living room and kitchen.



The generous 'L' shaped breakfast kitchen is fitted with an extensive range of traditional 'Shaker' style base and eye level units with contrasting black granite worktops and quality integrated appliances.

There is a space for a breakfast dining table to seat four to six people and French doors lead out to the rear courtyard which makes for a perfect spot for a morning coffee.



On the first floor level there are three bedrooms in all which share the use of a well presented bathroom. Vaulted ceilings add a lofty feeling, with handmade pointed arch doors adding to the charm and character of this lovely country cottage.

The master bedroom is a spacious double, with dual aspect windows offering magnificent open views and a good sized dressing room adjoining. The two smaller rooms are both located off the rear facing landing, the larger of which also enjoys rear facing views over the neighbouring field.

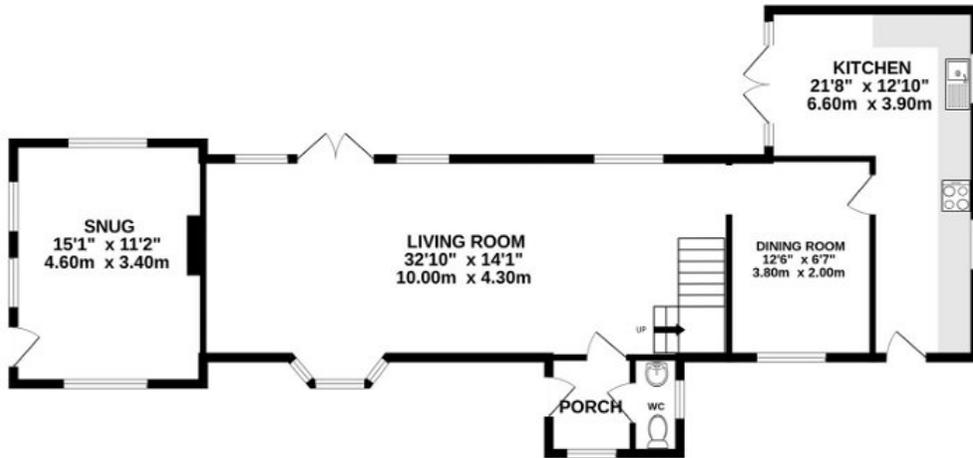
Externally

To the front of the property, there is a York stone flagged driveway which provides off road parking for a number of vehicles. There is a brick-built boundary wall to the front with mature evergreen trees behind which ensure a high level of privacy from the road. Steps lead up to the lawned side garden, which backs directly onto the fields, with access around to the rear of the house where a flagged patio provides a private space for outdoor seating.

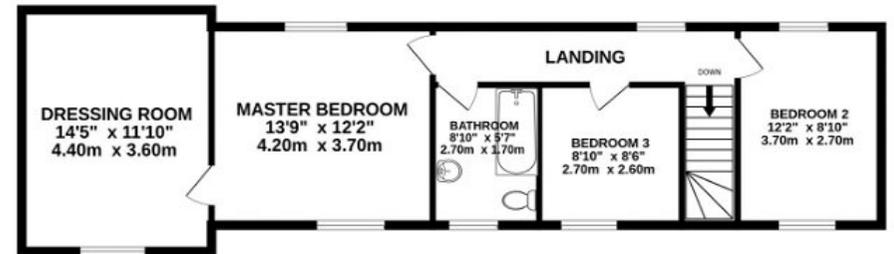
The property is believed to be freehold and is located in the local authority of Cheshire East with a G rated council tax band. The property is connected to mains drainage and is warmed by oil fired central heating.



GROUND FLOOR
948 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.0 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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