



Jordan fishwick

Sunshine Cottage Bonis Hall Lane, SK10
£450,000



Bonis Hall Lane Prestbury SK10 4LR

£450,000



NO CHAIN . Situated on the outskirts of Prestbury and offering stunning countryside views over the Adlington Estate. This charming three bedroom character cottage called 'Sunshine Cottage' has a wealth of period features. Positioned in an idyllic location and backing onto open countryside this delightful Period cottage comprises in brief : an entrance hallway, two reception rooms. One reception room, benefiting from a traditional stone floor and wood burning stove. The kitchen is located at the rear of the property and provides access to the conservatory, which is currently used as a formal dining room and boasts spectacular views to the rear garden and countryside beyond. There is a practical and spacious utility room, modern downstairs bathroom with four piece white suite. The property has two separate staircases leading to the first floor with one staircase offering access to the principal bedroom and ensuite whilst the second staircase provides access to both bedroom two and three. To the rear of the property there is an enclosed landscaped garden which has been laid to lawn with paved patio and raised borders. The paved patio and sitting area benefits from views over open fields and the Adlington Estate. To the front of the property there is a cobbled driveway which provides off-road parking for a number of vehicles.



Entrance Hallway

Access via a traditional front door. The internal entrance hallway has two UPVC double glazed windows to the side aspects. Quarry tiled floor. Exposed brick window ledges and an internal glazed door leading to the reception room.

Reception Room

13'7 x 12'

A charming room with many traditional Period features expected from a property of this era. UPVC double glazed window to the front aspect. Stone paved flooring. Wood burning stove. Exposed traditional wooden beams to the ceiling. Traditional door leading to the second reception room, further doors leading to the inner hallway/study and kitchen.

Reception Room

12'1 x 10'5

An additional reception room with UPVC double glazed window to the front aspect. Wall mounted radiator. Wood flooring. Exposed traditional wooden beams to the ceiling and wall mounted cast iron fireplace insert.

Kitchen

15' x 8'2

The kitchen is fitted with a range of traditional wall and base units with complementary roll top work surfaces with tiled splashback. Incorporated within the worksurface is a circular sink bowl and drainer with mixer tap. There is an electric range oven. Tiled flooring. UPVC double glazed window with views in to the conservatory. Staircase leading to the principal bedroom. Opening through to the conservatory. Traditional door leading to the utility room.

Utility Room

7'7 x 8'8

The utility room is fitted with a range of wall and base units with complementary butcher block style work surfaces with tiled splashback. Incorporated within the worksurface is a stainless steel sink bowl and drainer unit. Wall mounted boiler within a storage cupboard. There is space for a fridge, washing machine, tumble dryer and dishwasher. Quarry tiled floor. UPVC double glazed window to the rear aspect. Traditional stable door leading to the rear garden. Understairs storage area.

Conservatory

14'3 x 9'5

Constructed with a brick dwarf wall and UPVC double glazed windows and glazed ceiling. UPVC double glazed French doors leading to the garden. Tiled flooring. Wall mounted radiator.

Hallway / Study

13'3 x 5'7

UPVC double glazed window to the front aspect. Corner fitted desk and study area. Access to the downstairs bathroom. Staircase to the first floor.

Bathroom

The bathroom is fitted with a traditional white suite, comprising a low-level WC, pedestal wash hand basin, panelled bath with shower attachment and separate shower enclosure with glazed door which is fully tiled and has electric shower over. The bathroom has tiled walls to dado level and tiled flooring. UPVC double glazed window to the rear aspect. Wall mounted heated towel rail.

Landing

Access via traditional latched doors leading to the two bedrooms. UPVC double glazed window to the front aspect. Decorative ceiling beam.

Bedroom Two

11'8 x 9'9

UPVC double glazed window to the front aspect. Wall mounted radiator. Feature traditional beams to the ceiling. Traditional latched door to the bedroom. Fitted with a range of fitted bedroom furniture which includes wardrobes providing storage and hanging space and a vanity desk unit with drawers.

Bedroom Three

8'8 max x 6'6 max

UPVC double glazed window to the rear aspect. Wall mounted radiator. Storage cupboard over the bulkhead of the stairs. Fitted wardrobes providing storage and hanging space. Exposed and traditional wooden beams to the ceiling.

Separate staircase from Kitchen**Principal Bedroom**

20' x 10'11

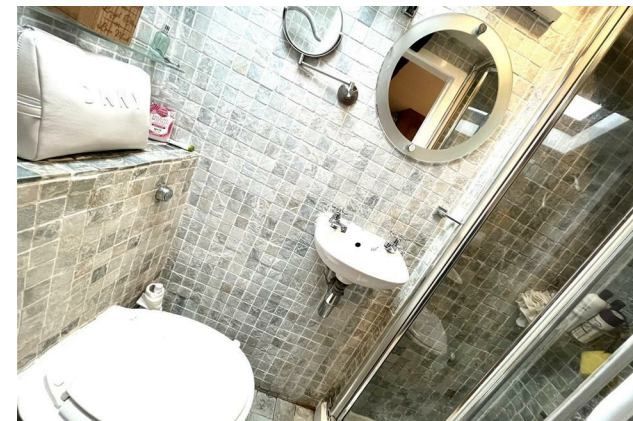
The principal bedroom is accessed via a separate staircase from the kitchen. UPVC double glazed window to the front and rear aspect. Laminate wood flooring throughout. Fitted wardrobes with matching four drawer unit and vanity desk area. Wall mounted contemporary heated radiator. Access to the ensuite shower room.

Ensuite

Fitted with a three-piece white suite, low level WC, wall mounted wash hand basin and shower enclosure with concertina glazed shower door and 'Mira' electric shower over with tiled splashback. Extractor fan. Tiled walls and flooring. Skylight providing natural light.


Outside

To the rear of the property there is an enclosed landscaped garden which has been laid to lawn with paved patio and raised borders. The paved patio and sitting area benefits from views over open fields on the Adlington Estate. To the front of the property there is a cobbled driveway which provides off-road parking for a number of vehicles.



- Idyllic location
- Countryside views
- Three bedrooms
- Cottage
- Period Features
- Conservatory
- Utility Room
- Off Road Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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