



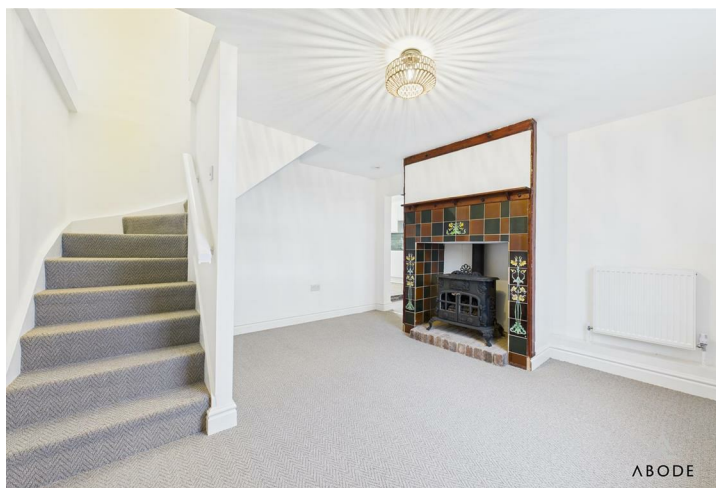


Abode are delighted to introduce this beautifully presented Grade II listed cottage, thoughtfully restored by its current owner. Once a traditional public house, the home retains plenty of charm and period features while offering high-quality modern upgrades throughout.

The ground floor provides a welcoming entrance hall/reception space, a cosy lounge, and a generous kitchen-dining area. On the first floor, you'll find three well-sized bedrooms along with a contemporary family bathroom.

Outside, the property benefits from a pleasant courtyard as well as a larger-than-average garden, giving ample room for relaxation or entertaining, plus access to a shared bin store at the rear. The location is excellent- just a short stroll from Cheadle town centre with its range of shops, schools, and local amenities.

Ideal for first-time buyers, downsizers, or those seeking a potential holiday let, this charming home represents a wonderful opportunity. Early viewing is strongly advised.



Entrance Hallway/ Reception Room

Entered through an original panelled door, this inviting reception room features a traditional glazed sash window to the front elevation and an elegant gas fireplace with tiled hearth and backing. The space includes a useful understairs storage cupboard, central heating radiator and smoke alarm, while a discreet panel conceals the electric meter and consumer unit. A staircase rises to the first-floor landing, with an open approach to the dining area.

Living Room

This charming dining space showcases an array of beautifully exposed original features, including a glazed sash window to the front elevation, a cast-iron gas fireplace with exposed brick backing and arched detail, and striking timber beams and framework. The room is warmed by a central heating radiator and includes a raised platform leading through to the kitchen.

Kitchen Diner

Recently refitted, the kitchen offers a stylish selection of matching base and eye-level cabinets complemented by composite drop-edge work surfaces and tiled splashbacks. Integrated appliances include an induction hob with oven and grill, stainless steel extractor hood, stainless steel sink with mixer tap, fridge and freezer, dishwasher and washing machine. The room also benefits from a central heating radiator and a cast-iron fireplace with exposed brick backing. An internal door leads through to the boiler room.

Boiler Room



A practical service space housing the Megaflo water tank and electric boiler system.

Landing

The first-floor landing is fitted with a smoke alarm and provides access to all bedrooms and the shower room via internal doors.

Bedroom Three

A characterful room featuring a sash window to the front elevation, exposed timber lintel, attractive feature fireplace







and central heating radiator.

Bedroom Two

This well-presented bedroom includes a glazed sash window overlooking the front elevation, a central heating radiator and an elegant Adam-style fireplace surround.

Bedroom One

A peaceful main bedroom situated to the rear of the home, with a glazed sash window to the rear elevation and a central heating radiator.

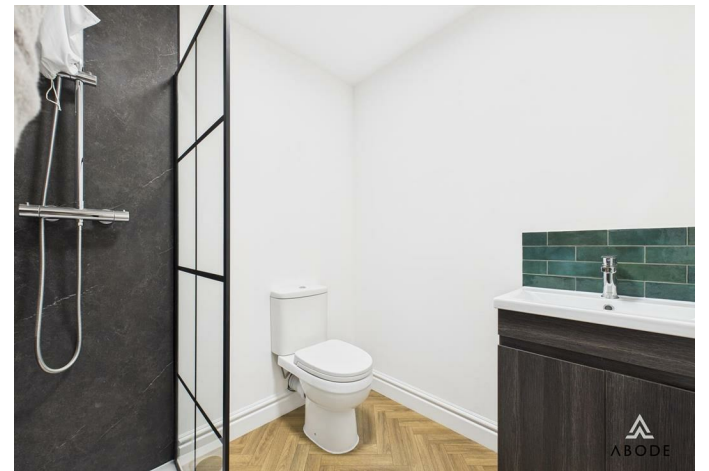
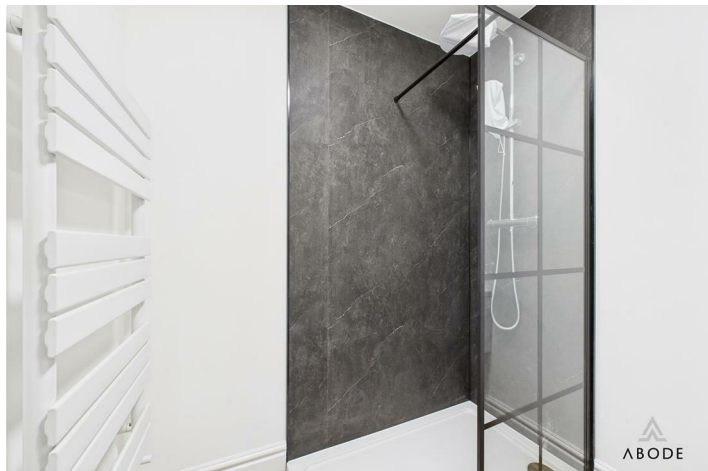
Shower Room

The stylish shower room is fitted with a modern three-piece suite, comprising a low-level WC, vanity wash hand basin with mixer tap and tiled splashback and a double shower cubicle with waterfall showerhead, glass screen and composite surround. A towel radiator and extractor fan complete the space.

Outside

To the rear there is a courtyard with steps leading up to a further garden area.



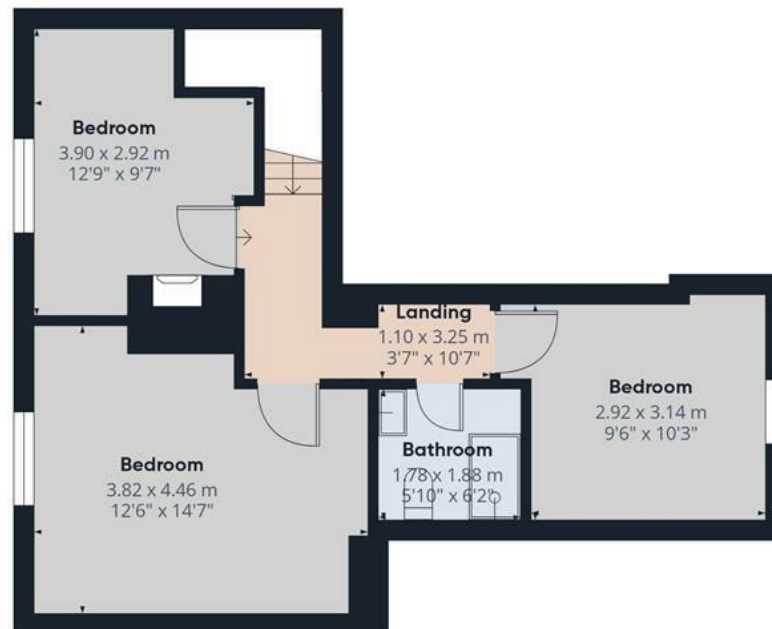








Floor 0



Floor 1

Approximate total area⁽¹⁾

86.6 m²

932 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

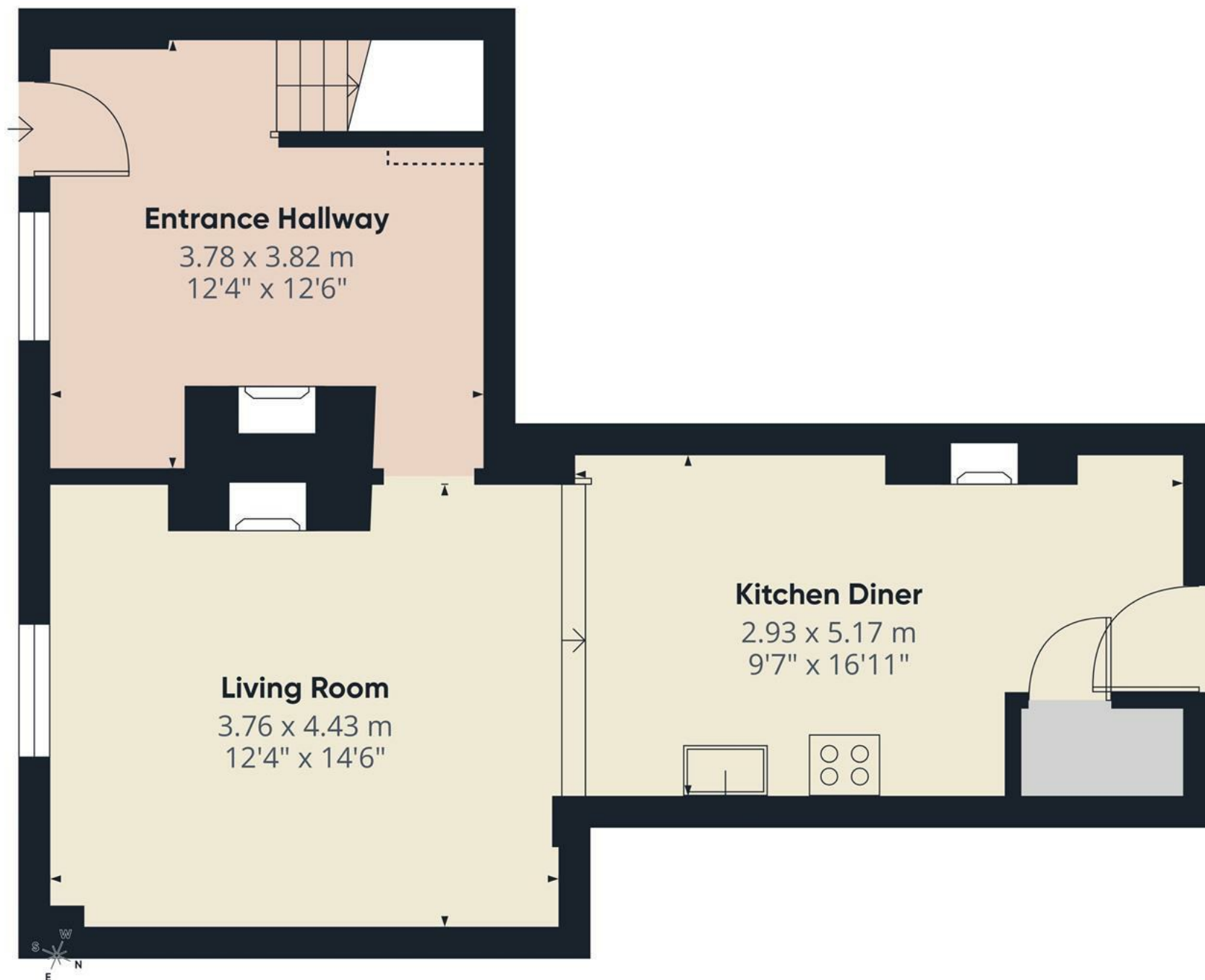
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

Approximate total area⁽¹⁾

44.5 m²
479 ft²

Reduced headroom

0.2 m²
2 ft²

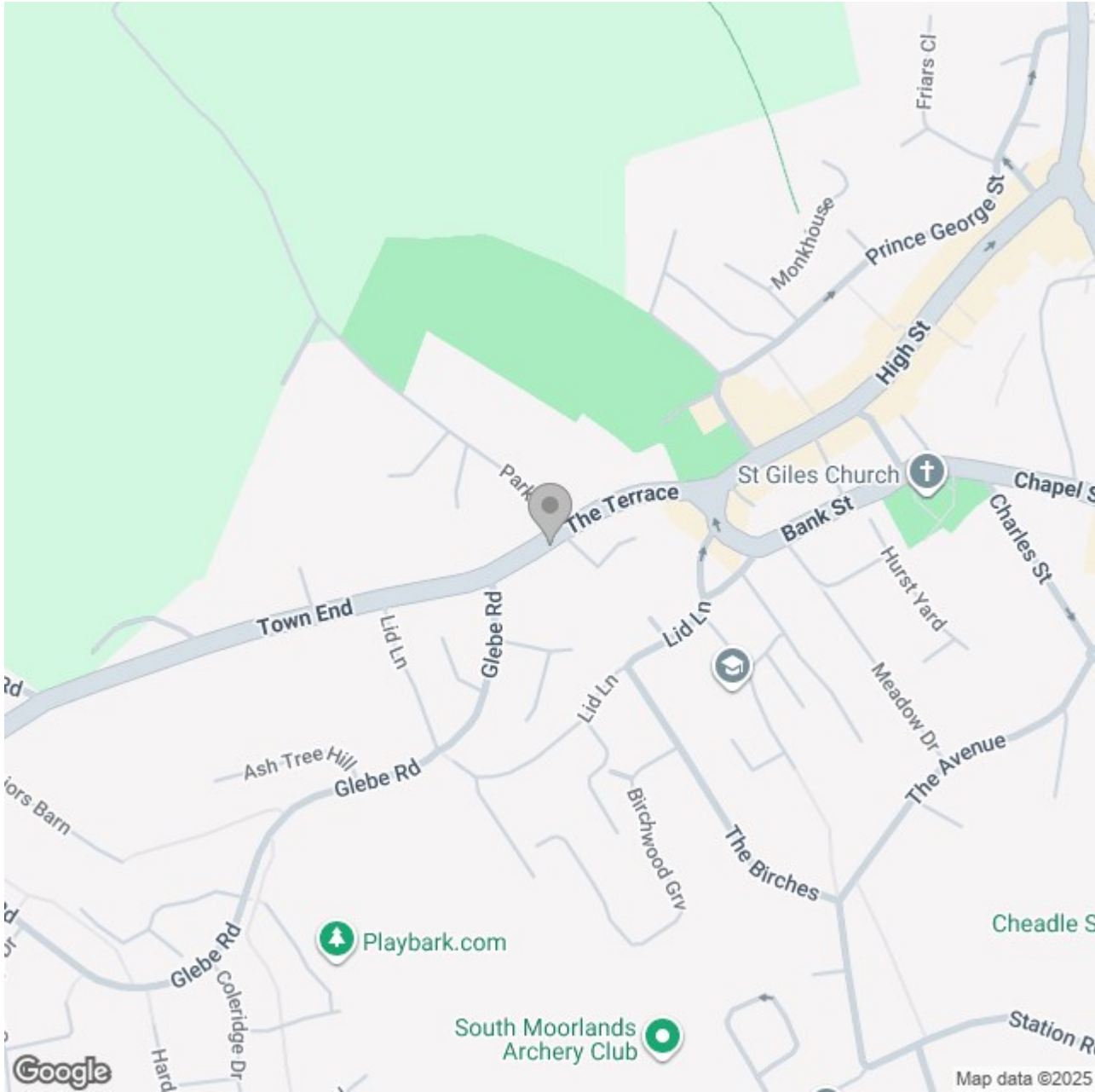
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC