



## Penny Loaves

London Road, Adlington, Poynton, Cheshire

**£799,950**

Reeds Rains are pleased to offer for sale, this five bedroomed, Grade II listed property which is full of character and charm. Situated in fabulous spacious grounds surrounding the property to all sides. The property also has a separate ONE BEDROOMED BUNGALOW in the grounds with its own facilities. Internal inspection comes highly recommended.

# Reeds Rains

The Estate Agent

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## Penny Loaves London Road, Adlington, Poynton, Cheshire

### Ground Floor

#### Entrance Porch

Hardwood front entrance door of distinguished character with built-in peep hole. Lead effect windows overlooking either side with tiled walls. Exposed beams above front door. Tiled floor. Further hardwood front door leading to main hall.

#### Entrance Hall

Full of character with several exposed beams to both ceiling and wall. Single panel radiator. Stairs to first floor. Access doors to lounge and dining room.

#### Lounge 8.59m x 4.83m (28'2" x 15'10")

Well lit via lead effect double glazed windows to both front and rear, plus two further double glazed lead effect bay windows overlooking the side garden. Double panel radiators with tiled walls. Parquet timber flooring. Exposed beams to ceiling. Open fire with exposed brick and slate hearth and timber beam mantel above. Archway through to good sized STORAGE ROOM currently used as a bar area. Hatch leading through to kitchen area at one stage. Further double panel radiator with display shelf over. Telephone, TV, light and power points.

#### Dining Room 5.08m x 3.61m (16'8" x 11'10")

Double glazed leaded effect window overlooking front aspect, two further double glazed lead effect windows overlooking side aspect. Full of character with exposed beams to both ceiling and walls. Parquet flooring. Open fireplace with brick surround and slate hearth, timber mantel above, built-in feature tile ledges displaying. Double panel radiator. Light and power points. Access timber door through to:

#### Dining Kitchen 5.11m x 5.13m (16'9" x 16'10")

Built-in understairs cloakroom. Tiled floor. Lit via double glazed leaded window overlooking the rear garden and further double glazed leaded window overlooking side garden. Space for informal dining. Tiled floor. Exposed beams to both ceiling and walls. Fireplace with built-in cast iron fireplace with electric fire, beautifully inset with exposed brickwork and timber mantel over. Range of wall and base units with tiled worktop, incorporating a one and a half bowl sink unit and drainer. Four ring gas hob with extractor hood over. Built-in double oven and grill and dishwasher. Splash-back tiles. Light and power points.

#### Utility Room 2.57m x 1.24m (8'5" x 4'1")

Timber access door leading to side patio. Tiled floor. Double glazed lead effect window overlooking side aspect. Built-in

wall mounted unit. Tiled worktop. Ideal boiler. Plumbing for automatic washing machine. Light and power units.

### First Floor

#### Landing

Skylight. Built-in storage cupboard.

#### Bedroom One 3.73m x 4.06m (12'3" x 13'4")

Well lit via two double glazed lead effect windows, one overlooking side aspect, one overlooking the rear with fantastic views over the open countryside. Single panel radiator. Range of fitted bedroom furniture, including wardrobes, cupboards, vanity unit and window seat. TV, light and power points. Exposed timber beams to ceiling. Telephone point.

#### Shower Room

Double glazed leaded window overlooking rear aspect. Single panel radiator. Lovely Amtico flooring. Decorative borders. Three piece suite comprising of close couples WC, lovely vanity wash hand basin with splashbacks, power shower with two jet heads. Shaver point. Dado rail. Spotlights to ceiling. Coving to ceiling.

#### Bedroom Two 5.16m x 2.49m (16'11" x 8'2")

#### Second Landing

On two levels with access to the remainder of accommodation. Double glazed lead effect window overlooking front aspect. Double panelled radiator. Exposed beams to both wall and ceiling.

#### Separate WC

Skylight double glazed Velux to ceiling. Exposed beams to ceiling. Dado rail. Amtico flooring. Close coupled WC.

#### Bathroom

Double glazed lead effect window overlooking side aspect. Two piece suite comprising Heritage bath with timber panel front and Heritage vanity wash and basin. Splash-back tiles. Dado rail. Spotlights to ceiling. Feature beam. Built-in airing cupboard.

#### Bedroom Three 5.08m x 3.4m (16'8" x 11'2")

Two double glazed lead effect windows, one overlooking front aspect, one overlooking rear. Double panel radiator. Exposed beams to ceiling and walls. Telephone, light and power points.

#### Bedroom Four 2.49m x 4.6m (8'2" x 15'1")

Double glazed lead effect windows overlooking front aspect. Single panel radiator. Beautiful feature beams to wall with pitched ceiling. Fitted furniture comprising wardrobe and

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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cupboard with dressing unit. Light and power points. .

## **Bedroom Five 4.6m x 1.93m (15'1" x 6'4")**

Double glazed lead effect window overlooking side garden. Single panel radiator. Pitched ceiling with exposed timber to both ceiling and walls. Light and power points.

## **BUNGALOW**

## **Kitchen 4.55m x 1.83m (14'11" x 6'0")**

## **Lounge 4.8m x 3.53m (15'9" x 11'7")**

Well lit via double glazed lead effect windows overlooking front aspect. One overlooking garden room, located on the side of the building. Double pane radiator. Feature stone fireplace with display shelves to either side. Light and power points. TV point.

## **Bedroom 3.05m x 3.48m (10'0" x 11'5")**

Double glazed lead effect frosted window overlooking rear aspect with deep tiled sill. Double panel radiator. Light and power points. Telephone point.

## **Bathroom**

Double glazed lead effect frosted window overlooking rear aspect. Fully tiled to walls. Single panel radiator. Three piece suite comprising bath with electric Gainsborough shower over, pedestal over, pedestal wash hand basin and low level WC.

## **Garden Room 3.35m x 5.49m (11'0" x 18'0")**

Well lit with leaded windows to all three sides. Pitched translucent ceiling.

## **Exterior**

First formal side garden, access through stone archway with wrought iron gates on to beautifully kept lawned garden with mature willow tree and sever other mature trees, landscaped dry river bed being created with pebbles and is well stocked with an array of plants and timber bridge over, well screened from the road with mature hedge, stone seating area with brick built SUMMERHOUSE enclosed by brick walking and further entrance leading through to shaded sitting area and on to small section of well kept woodland area. Rear garden with flagged patio area with two lawned sections with stone driveway leading from the front of the property through the rear garden across the back to DOUBLE GARAGE, water wheel inset to decorative brick framework, sloped roof above, second side garden mainly laid to lawn, again enclosed by mixture of mature hedges with well stocked borders.

## **Directions**

From our office proceed down the hill and turn left, following

the road along under the railway bridge/ through the traffic lights turning IMMEDIATE left along The Silk Road and continuing over the roundabout down the dual carriageway towards Stockport. Continue on the road over two roundabouts where the road turns into London Road. Travel along London Road for some time, continue over the traffic lights at the Legh Arms and the property can be found on the right hand side a short time after the lights.

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