

STEPHENSON BROWNE

Swan Bank, Talke

ST7 1PS

5 2 2

Offers Over £400,000

DESCRIPTION

NO ONWARD CHAIN | INDIVIDUAL COTTAGE | DETACHED ONE-BEDROOM ANNEXE | SECLUDED POSITION

Hidden away off the sought-after Swan Bank, Swan Cottage is a distinctive and beautifully presented four bedroom semi-detached home, complemented by a superb detached one-bedroom annexe. Offering over 2,000 sq ft of versatile accommodation across both dwellings, this exceptional property has been thoughtfully updated and enhanced by the current owner and must be viewed to be fully appreciated.

Enjoying a tucked-away position within a highly regarded residential location, the property combines privacy and tranquillity with excellent convenience. Local shops, schools and everyday amenities are all within easy reach, whilst the A500 and M6 motorway provide superb commuter links.

The main residence offers spacious and characterful accommodation throughout. The welcoming dining kitchen features attractive exposed brickwork, while a useful WC/utility room adds practicality. The standout lounge provides an impressive living space, centred around a dual-sided log-burning stove, creating a warm













and inviting atmosphere.

To the first floor, a bright and airy landing leads to four double bedrooms, with the principal having a dressing room, and a large four-piece family bathroom, perfectly suited to modern family living.

Externally, the property occupies a substantial plot with ample off-road parking, a private rear garden and a detached garage serving the annexe. The annexe itself offers excellent flexibility, comprising an open-plan living room and kitchen, a double bedroom and shower room. Whether used as independent living accommodation, guest space, a home office or business premises, it provides a wealth of possibilities.

Properties offering this level of privacy, space and versatility are rarely available. An early viewing is highly recommended to fully appreciate the unique setting and outstanding accommodation on offer.













ROOM DESCRIPTIONS

Kitchen/Diner
19'6" x 20'4" max
Double composite entrance doors having double glazed insets. Tiled flooring. Double panel radiator. Stairs to the first floor. Double glazed windows to the side and rear elevation. Range of base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Smeg range style oven with seven ring gas hob and extractor canopy over.

Utility Room/Downstairs WC
8'6" x 7'11"
Space and plumbing for a washing machine. Space for a tumble dryer. Two piece suite comprising a low level WC with push button flush and a vanity wash hand basin with mixer tap and storage cupboard below. Single panel radiator. Tiled flooring.

Lounge
22'4" x 18'7"
Double glazed windows to the front and rear elevations. Inset spotlighting. Two double panel radiators. Dual opening multi fuel burner with tiled hearth.

First Floor Landing
Doors to all rooms. Two double glazed windows to the rear elevation. Single panel radiator. Inset spotlighting. Loft access point.

Principal Bedroom
10'5" x 11'4"
Single panel radiator. Double glazed window to the rear elevation. Door into:-

Dressing Room
7'0" x 10'8"
Single panel radiator. Double glazed window to the front elevation.

Bedroom Two
13'1" x 11'0"
Double glazed window to the rear elevation. Single panel radiator.

Bedroom Three
9'11" x 10'0"
Single panel radiator. Double glazed window to the front elevation.













Bedroom Four
10'10" x 10'2" max
Single panel radiator. Double glazed window to the rear elevation.

Family Bathroom
7'10" x 10'1"
Double glazed frosted window to the front elevation. Heated towel rail. Four piece suite comprising a low level WC, panelled bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and storage cupboard below, and a corner shower cubicle with rainfall shower over. Partly tiled walls. Inset spotlighting.

Annexe

Lounge/Kitchen
20'10" x 10'11"
Double glazed French doors to the front elevation with double glazed windows to either side. Double glazed window to the front elevation. Porthole style window to the side elevation. Single panel radiator. Base units with roll top work surface over incorporating a stainless steel single drainer sink unit with mixer tap. Space for freestanding fridge freezer. Inset spotlighting.

Wet Room
7'9" x 8'1"
Porthole style window to the side elevation. Double glazed frosted window to the rear elevation. Single panel radiator. Three piece suite comprising a low level WC with push button flush, wall mounted wash hand basin with mixer tap and splashback tiling and a rainfall shower with tinder attachment. Inset spotlighting.

Bedroom
12'6" x 8'0"
Single panel radiator. uPVC panelled door having double glazed frosted insets opening to the rear.

Garage
21'1" x 11'10"
Double glazed frosted window to the rear. Double opening doors to the front. Power and lighting.













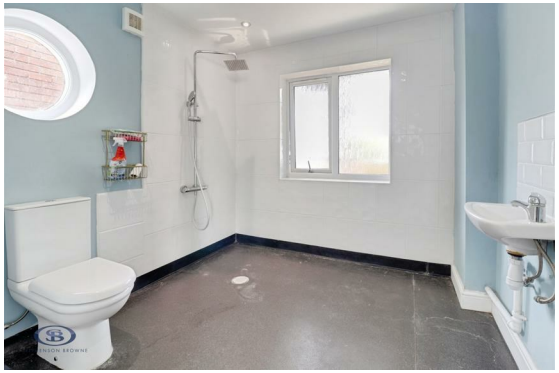
Externally
The property is accessed via double gates to a block paved driveway providing ample off road parking leading to the detached garage. The garden mainly laid to lawn with patio area providing space for outside entertaining, enjoying a great degree of privacy with fenced boundaries all round and a tree lined rear boundary.

Freehold Tenure
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band
The council tax band for this property is D.

NB: Copyright
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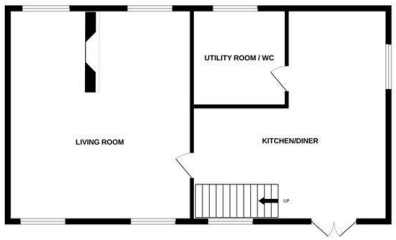
STEPHENSON BROWNE

Viewing

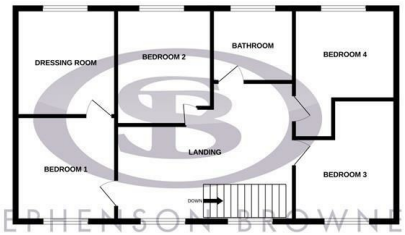
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

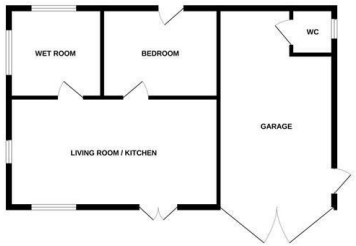
GROUND FLOOR



1ST FLOOR



DETACHED ANNEXE

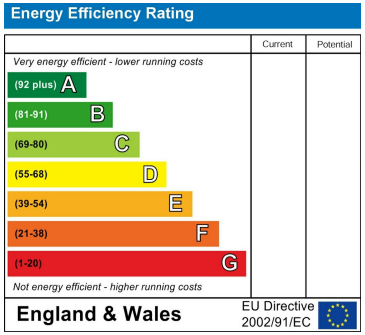


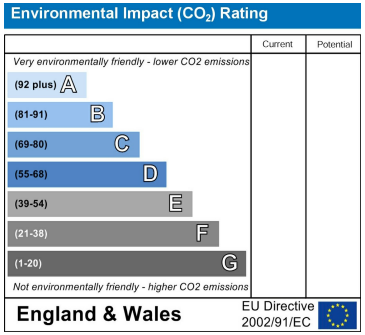
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





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