



Birch House, Main Road

£525,000 Freehold

Charming self-contained annexe with log burner, open-plan living, private courtyard, and shower room • A-rated eco home with air source heat pump, oak floors, oak doors, and underfloor heating throughout. • Expansive landscaped garden with raised pond, Raj Green Indian stone, decking, perfect for outdoor living. • Located in charming Hollington, with great access to Cheadle, Uttoxeter, A50 & A52 for commuters. • Quartz-topped kitchen with Smeg induction range, integrated dishwasher, and natural sandstone flooring.



Settle at Birch, your countryside perch, with fields, fresh air, and the call of the church. Nestled in the picturesque village of Hollington on the outskirts of Cheadle, Birch House is a beautifully restored and thoughtfully extended stone cottage, seamlessly blending period charm with modern-day luxury. Step inside to discover an open-plan lounge and dining area where exposed oak beams, oak flooring, and underfloor heating throughout the home creates a warm, elegant setting. The natural sandstone flooring continues into the recently updated kitchen – an inviting space finished with sleek quartz worktops, a stylish Smeg range cooker with induction hob, integrated dishwasher, and a sliding oak stable door leading to the utility room. The utility houses a smart American-style fridge freezer and offers practical access to the garden and guest WC. Upstairs, the oak staircase leads to a spacious landing and three well-sized bedrooms. The principal bedroom features 2 generous walk-in wardrobes, while another showcases an exposed brick chimney breast, adding timeless character. The luxury bathroom is perfectly appointed with both a walk-in shower and a freestanding roll-top bath, providing everyday indulgence. Adding versatility is a fully self-contained annexe – ideal for guests, working from home, or rental opportunities. It includes an open-plan kitchen/living space with a cozy log burner and doors opening onto a private courtyard, a double bedroom, and a contemporary shower room. The exterior is just as impressive, with a landscaped rear garden featuring mature shrubs, raised pond, decked seating, and Raj Green Indian stone paving – perfect for alfresco dining or peaceful moments outdoors. This A-rated energy-efficient home is heated by an eco-friendly air source heat pump, making it as sustainable as it is stylish. With oak doors throughout and thoughtful touches in every room, Birch House balances rustic charm and modern luxury to exceptional effect. Hollington is a peaceful and historic village known for its scenic countryside, traditional architecture, and welcoming community spirit – ideal for those seeking a tranquil yet well-connected lifestyle. From rustic beams to birdsong dreams, Birch House offers countryside calm with every modern charm. Your village escape awaits.



4-bed stone cottage in village of Hollington – period charm and modern comforts. Open-plan living/dining, Vaulted oak-framed glazed gable apex, rustic character. Self-contained annexe, large garden.

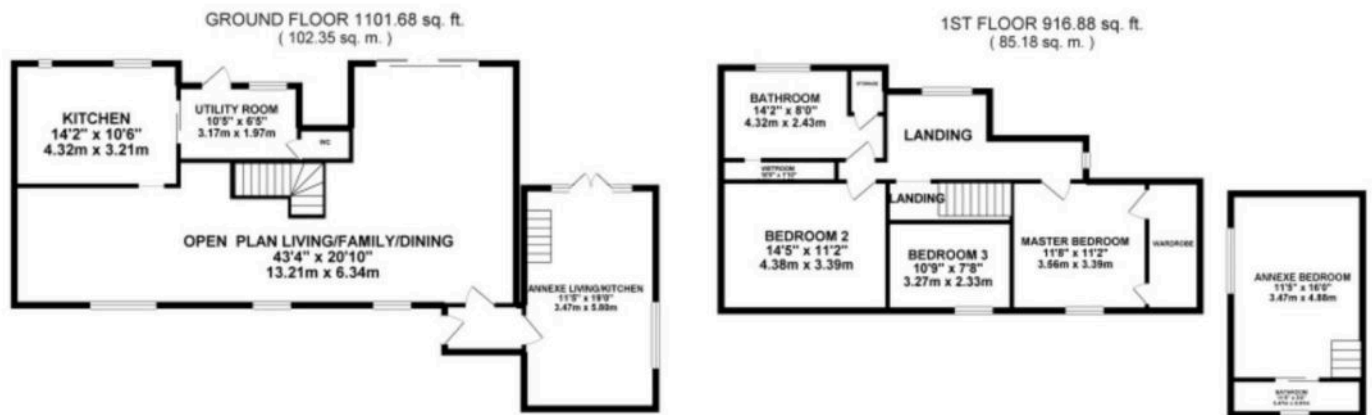
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

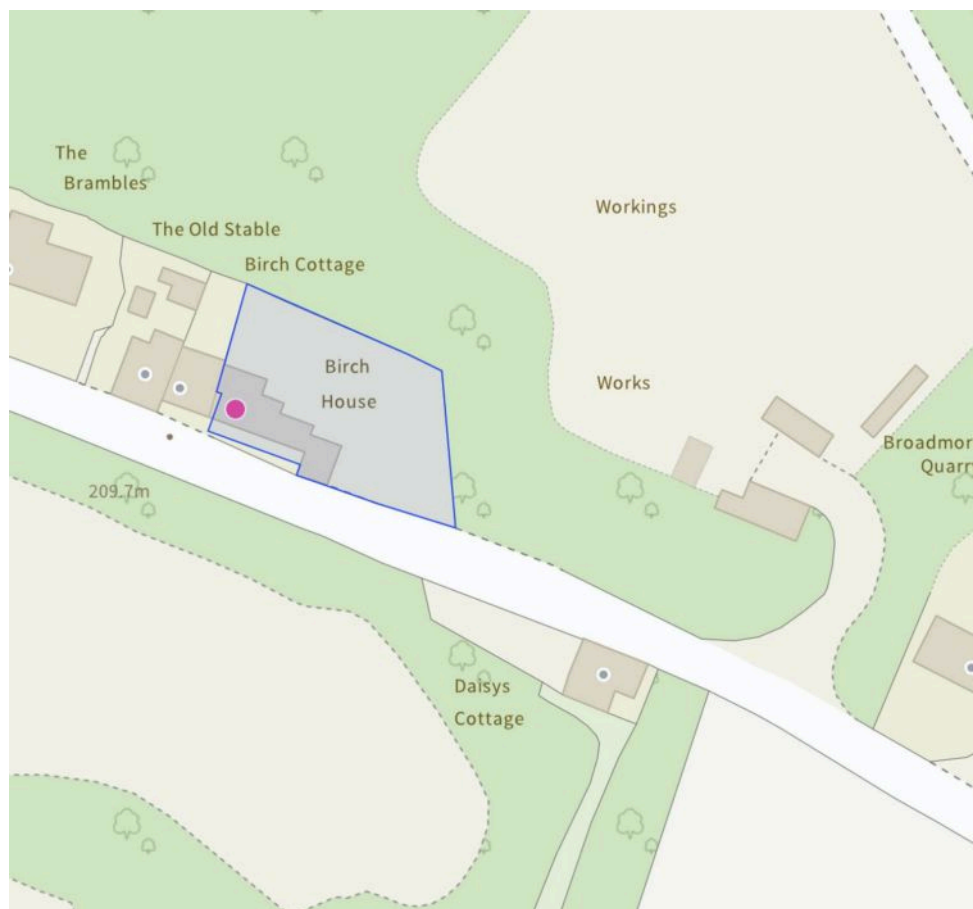
EPC Environmental Impact Rating: E





TOTAL FLOOR AREA : 2018.56 sq. ft. (187.53 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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