



13 The Birches, Cheadle

£245,000 Freehold

A stunning period home showcasing original features including Minton tiles, high ceilings and bay windows, perfectly blended with stylish modern décor throughout. • Generous ground floor layout with multiple reception rooms including a cosy snug, living room with multi-fuel stove, charming kitchen and bright garden room ideal for entertaining or relaxing. • Three well-proportioned bedrooms plus a converted loft space ideal for a fourth bedroom, home office or hobby room. • Low maintenance Indian Stone patio garden with walled surrounds and a wooden pergola, the perfect haven for outdoor dining or entertaining. • Located with the market town of Cheadle with independent shops, eateries, pubs, excellent schools and commuter links with beautiful scenery.



Dearest Gentle Reader, allow me to present a most exquisite residence nestled in the very heart of charming Cheadle – a rare and refined union of Regency grandeur and modern day sophistication. Step beyond the wrought iron pedestrian gate and through the walled courtyard, and you shall find yourself at a splendid front door, opening to a grand entrance adorned with original Minton tiles. From the moment one enters, it is clear that this three bedroom period home is no ordinary abode, but rather a home where timeless elegance and contemporary comforts live in perfect harmony. The ground floor boasts generous proportions and remarkable versatility. To the front, a cosy snug awaits, complete with walk in bay window that bathes the room in natural light and an open fire, promising warmth on cooler evenings. Throughout, high ceilings and original character features create an ambiance that is both stately and inviting. At the heart of the home lies a beautifully appointed living room, where an exposed brick fireplace with a multi-fuel burning stove offers a rustic focal point. From here, flow seamlessly into the charming kitchen – a true delight for those who love to cook and entertain. Fitted with classic cream farmhouse cabinetry, solid wood worktops, a ceramic Belfast sink and a Range style cooker, this kitchen is anything but commonplace. French doors open into a bright garden room, offering views over the private courtyard garden – an ideal setting for tea with company or a quiet afternoon read. Ascend to the first floor, where three generous bedrooms await. The principal bedroom, set to the front, features a large bay window and working multi-fuel stove, the perfect retreat for a serene evening. Bedrooms two and three are equally well-sized, with bedroom two offering wardrobe storage. Sat between here, a contemporary bathroom, complete with a shower over bath, adding modern convenience to this refined level. But, dear reader, the tale does not end here. A secret lies above: a beautifully converted loft space, offering a versatile haven for hobbies, a home office or even a potential fourth bedroom. With skylights and an exposed brick feature wall, this space is as functional as it is charming. The rear garden is a private sanctuary, paved in handsome Indian Stone for effortless upkeep. Enclosed by walls and framed by a wooden pergola, it is a space designed for al fresco dining, hot tub indulgence or quiet moments beneath the stars. Within the pergola is a useful heater, and for more convenience, plenty of outdoor sockets around the garden. The Birches is a most desirable address, just a stone's throw from Cheadle's bustling market town. Here, you'll find independent shops, eateries, pubs, excellent schools and superb commuter links. All set amidst the picturesque Staffordshire Moorlands, with the wonders of Alton Towers and the Peak District mere moments away. Might one be so bold as to suggest a viewing? This home awaits the beginning of its next exciting chapter.



Dearest Gentle Reader, allow me to present a most exquisite residence nestled in the very heart of charming Cheadle. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



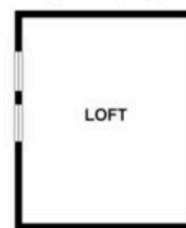
GROUND FLOOR 610.32 sq. ft.
(56.70 sq. m.)



1ST FLOOR 545.53 sq. ft.
(50.68 sq. m.)



2ND FLOOR 257.84 sq. ft.
(23.95 sq. m.)



TOTAL FLOOR AREA - 1413.69 sq. ft. (131.34 sq. m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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