



The Sycamores, Draycott Cross Road, Brook Houses, Cheadle, ST10 2NT.  
Offers in Excess Of £650,000

Whittaker Est. 1930  
& Biggs

## Draycott Cross Road, Brook Houses, Cheadle, ST10 2NT.

The Sycamores is a small holding which comprises of a three-bedroom detached house, detached garage and is nestled within 2.36 of an acre, with a grazing paddock to the rear/side, large driveway to the front/side and mature gardens. The property has so much potential to further develop the main dwelling and also ample room to construct further agricultural buildings, (subject to the relevant planning and building regulation approval). The property is ideally suited for those with keen equestrian interests.

You're welcomed into the property via the breakfast kitchen, this well-equipped room has breakfast island, range style cooker and an array of fitted units to the base and eye level. Located off the breakfast kitchen is a utility and WC, within the utility is an oil-fired boiler. The living room is a generous 19ft, having an inglenook fireplace and double doors into the dining room.

To the first floor are three well proportioned bedrooms, with bedroom two currently having a built-in wardrobe. The family bathroom has panel bath, low level WC and pedestal wash hand basin.

Externally, the property is accessed via a gated entry onto a hardcore driveway to the front and side. The detached brick constructed garage has a loft space above, which has further potential for development, (subject to planning and building regulation approval). Gardens are also located to the frontage, with mature trees and shrubs. To one side is a paved patio, raised lawn and access to the rear. Vehicle access is available to the other side of the property into the concrete yard located to the rear, also where the grazing land is accessed.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, views, potential and land.

### Situation

The property is conveniently situated just a short drive from Cheadle town centre and and the highly regarded Painsley Catholic College.



**Breakfast Kitchen** 19' 4" x 10' 8" (5.89m x 3.26m)  
UPVC double glazed door and window to the side elevation, UPVC double glazed window to the front elevation, range of fitted units to the base and eye level, stainless steel sink with drainer and mixer tap, rangemaster cooker with electric hob and electric oven and grill, rangemaster extractor fan, tiled splashbacks, inset down lights, breakfast bar, space for a washing machine, wood work surfaces, two radiators, under stair storage cupboard off.

**Utility Room** 5' 2" x 5' 4" (1.58m x 1.63m)  
Oil fired boiler, radiator, space for a dryer, plumbing for washing machine. WC off.

**WC** 5' 2" x 2' 3" (1.58m x 0.69m)  
Low level WC, corner sink, UPVC double glazed window to the side.

**Living Room** 19' 9" x 13' 1" (6.03m x 3.99m)  
UPVC double glazed window to the front, UPVC double glazed window to the side elevation, radiator, inglenook fireplace with open fire, brick surround set on stone hearth with wood mantle.

**Dining Room** 10' 10" x 12' 0" (3.30m x 3.66m)  
Radiator, UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation.

## First Floor

**Landing**  
Half landing with radiator, UPVC double glazed window to the rear elevation and loft access.

**Bedroom One** 10' 11" x 12' 0" (3.32m x 3.66m)  
UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, radiator.

**Bedroom Two** 13' 8" x 9' 1" (4.17m x 2.78m)  
UPVC double glazed window to the side elevation, UPVC double glazed window to the front elevation, radiator, storage cupboard with fitted shelving, hanging area.

**Bedroom Three** 7' 2" x 10' 11" (2.19m x 3.32m)  
UPVC double glazed window to the front elevation, radiator, loft access.

**Bathroom**  
Pedestal wash hand basin, low level WC, panel bath, chrome mixer tap, shower attachment, radiator, partly tiled, inset down lights, UPVC double glazed window to the rear elevation, extractor fan.

**Garage** 13' 2" x 18' 5" (4.01m x 5.62m)  
Brick constructed, door to the front elevation, window to the side elevation, light and power connected, loft space with window to the front elevation, power and light connected, pedestrian door to the rear elevation.

**Externally**  
To the front, gated access, fenced boundary, hardcore area for the driveway, gated access to the rear, raised garden area, pond, hedged boundary. To the side, garage, area laid to patio, steps to a raised lawn area, fenced boundaries, raised hardstanding patio. To the rear, area laid to lawn, steps to a concrete yard, cladded shed, paddock.



### Future Development

FUTURE DEVELOPMENT The property is to be sold subject to a development clawback provision of 35% for a term of 25 years for the benefit of the vendor. For the avoidance of doubt the above percentage is the share of the increase in the value from the current use value to the value with the benefit of planning permission. The clawback will be triggered on the sale with or implementation of planning permission for any purpose other than agricultural or equestrian. Planning permission realising an uplift in the value below £10,000 will not trigger the clawback provision. Planning

permission obtained to extend the already consented property, erection of garages & domestic outbuildings eg. Garden sheds will be specifically excluded from the clawback provision.

Note:  
Council Tax Band: E

EPC Rating: E

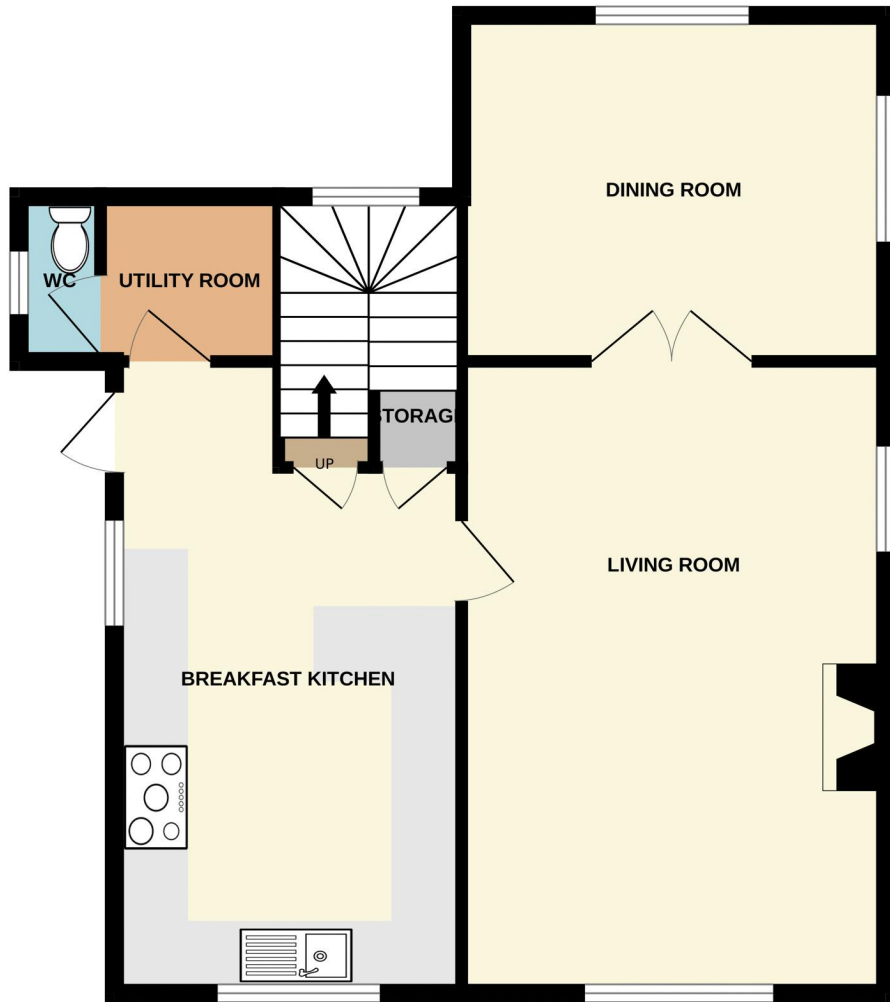
Tenure: believed to be Freehold



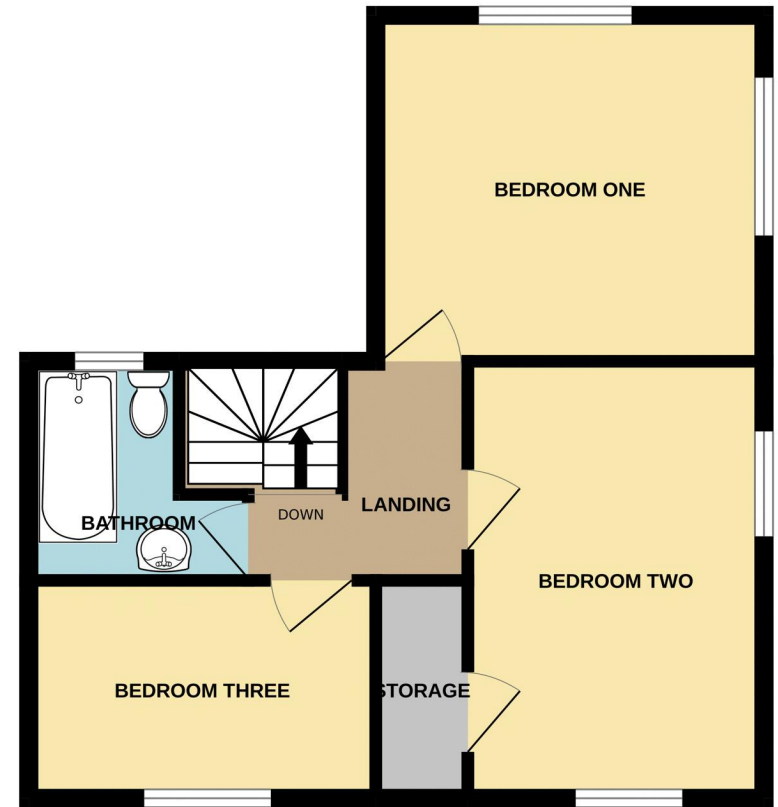




GROUND FLOOR



1ST FLOOR





**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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