



Marbury
Brine Pump Cottages, Marbury Lane



Marbury, CW9 6AS

Marbury Lane

£660,000



The Property

This well-presented, substantial four-bedroom semi-detached character property has been sympathetically maintained over the years by the current owners, offering flexible living accommodation with fantastic scope to extend, refurbish and remodel (subject to relevant permissions). Particular mention must be made of the large reception rooms with original fireplaces and exposed beams, the master bedroom suite to the rear of the property with fitted wardrobes and en-suite shower room as well as the stunning grounds incorporating original brine pump now converted to ornamental pond.

Located in a beautiful position, forming part of Marbury Country Park, adjacent to the Trent and Mersey Canal and surrounded by open countryside/woodland with stunning views whilst being well positioned for access to local towns and transport links to the Northwest and beyond.

Approached over a sweeping gravel driveway, providing more than ample parking and turning area, leading to the front entrance with feature planting and stone flagged pathway. The gardens are a lovely feature of the property, being very generous in proportions with an open, private, southerly aspect.

Laid to lawn in the main with a range of well stocked beds containing a wealth of plants and foliage, all fully enclosed by brick elevations with the original brick-built brine pump sitting proudly in the centre of the garden having been converted into ornamental pond. Stone flagged patio area accessed off the main reception room and kitchen provides ideal opportunity for alfresco dining and enjoying the beautiful outlook. Towards the rear of the garden is a useful, detached, brick built double garage/workshop offering great scope for conversion, storage or hobbies.

Directions

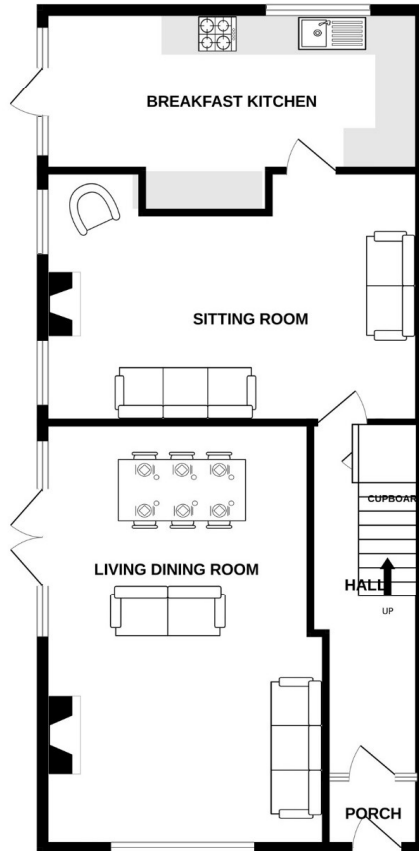
From Knutsford Town Centre proceed along Northwich Road (A5033) to its end. Turn left onto A556 Chester Road for approx 2.5 miles. Take the right lane onto A559 Manchester Road into Lostock Gralam. At the crossroads turn right onto Hall Lane for approx. 2.5 miles into Great Budworth. Turn left onto Budworth Lane for just under a mile. Turn left onto Marbury Road passing The Spinner & Bergamot public house. Turn left onto Marbury Lane and continue pass the entrance to Marbury Park on your left. Follow the lane round to your right where the driveway to the property will be found.

- A well-presented semi-detached character property
- Stunning location forming part of Marbury Country Park
- Spacious & flexible living accommodation
- Four bedrooms
- Two bathrooms (one en-suite)
- Generous, private rear garden
- No chain
- Great scope to extend, refurbish and remodel (subject to relevant permissions)

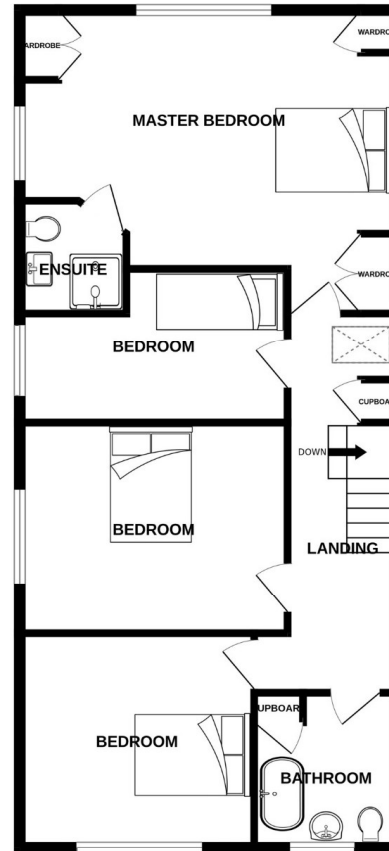
Postcode – CW9 6AS
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band C



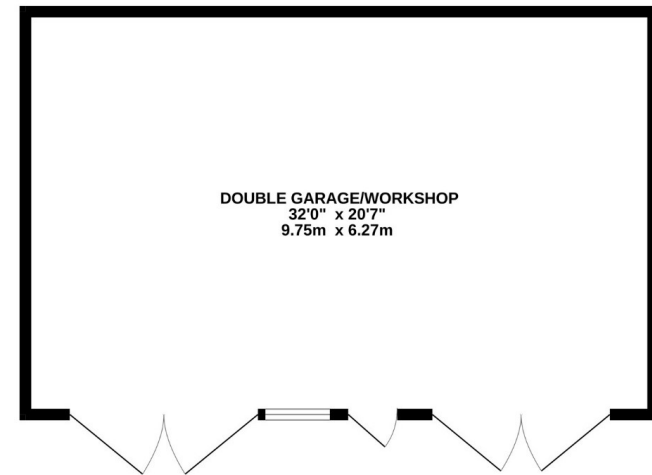
GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



EXTERNALLY
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 sq.m.) approx.

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