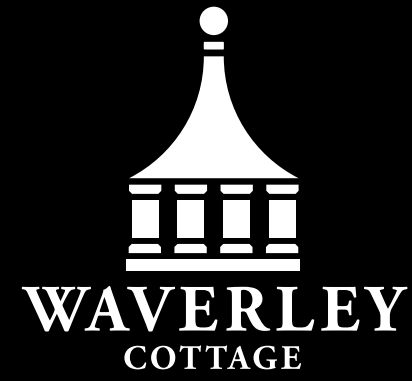


WAVERLEY
COTTAGE





INTRODUCING



Conjuring an utterly unique and enviable family residence, set to the backdrop of breathtakingly beautiful vistas of the Dane Valley, Waverley Cottage remains hugely respectful of its original 1830's architecture. With the original bell tower still in place, it has been impeccably transformed, from the neighbouring manor house's coach house and stables into an exemplary residence.

The elegant simplicity of its detailing produces a wonderful sense of tastefully understated luxury throughout four reception rooms and five exceptional double bedrooms.

Period Property With Modern Flexibility

Playing an integral part of the character and grandeur of Brockhurst Manor, today Waverley Cottage unfolds over a magnificent 3,239 sq ft.

Beneath the evocative focal point of the original bell tower, an enchanting facade paints a picture-perfect introduction to a home that strikes an exceptional work/life balance and sits in harmony within the original bones of the buildings.









Effortless Elegance

Lending a rich warmth to an accomplished pared-back aesthetic, a wood floor runs underfoot in a central hallway that instantly hints at the fluidity of the accommodation and has a wall of bespoke cabinetry offering a wide range of storage.



Capturing panoramic views of the landscape at every opportunity several reception rooms and an exemplary kitchen proffer an abundance of space for contemporary life.

A large lounge is filled with sunlight from bay windows and has a wall of beautifully crafted Shaker cabinetry and storage that matches that of the hallway.

Crafted For Living

The adjacent dining room is equally suited for family meals or evenings spent catching up with friends, while the spacious double aspect kitchen adds an undeniable wow factor generating the very heart and soul of this historic property. Supremely well-appointed with further Shaker cabinetry topped with granite it features an array of first class integrated appliances and bespoke double doors that provide access into the idyllic tranquillity of the rear gardens.

An impressive central island with a broad curve of bar stool seating adds a dash of colour, whilst the excellent dimensions leave room for a dining area.





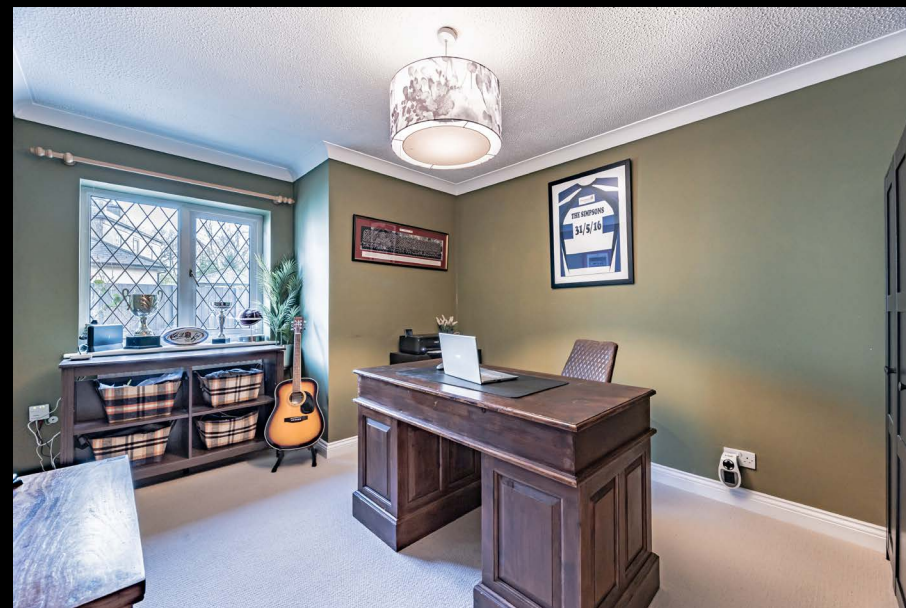




Versatile Living Space

The considered flow of the layout continues into the rear hallway where a perfectly positioned utility cupboard provides space for both washing machine and tumble dryer, continuing along the hallway you are greeted with a restful living/hallway space which has a staircase leading to the first floor with a discreet and convenient additional cloakroom/w.c beneath, sliding doors from here lead out to the gardens and a door provides access to a generous snug where a cosy central fireplace and further views await.

With discerningly chosen heritage hues a refined office creates a peaceful haven when the need arises to work from home and the inclusion of a dedicated playroom means that children can have their own sense of space.





Refined Rest & Relaxation

Peppered with vaulted ceilings, beams and glorious vistas, a stunning selection of five double bedrooms echo the exceptional design themes producing a quietly polished sense of cohesion.

Upstairs on the first floor you will find a blissful double aspect main bedroom perfectly positioned for you to admire the views from the comfort of your own bed with original beams stretching out overhead. Together with the second and third bedrooms it shares a deluxe bathroom where a contemporary suite has an inset L-shaped bath with an overhead waterfall shower.





Adaptable For Every Generation

Creating plenty of flexibility for multi-generational living, downstairs on the ground floor the fourth bedroom has the convenience of an en suite shower room, and a fifth bedroom could easily be adapted to your own lifestyle needs as a gym or cinema room if preferred. Making a clever use of space whilst fitting seamlessly into the layout, an equally notable family shower room completes the layout of this superbly converted period property.



A Retreat Outdoors

Outside, the gardens blend with the greenery of the landscape giving you every excuse to take time out from a busy day to sit and admire your surroundings. Secluded yet offering uninterrupted far-reaching views of the countryside, they are both idyllic and family friendly.

Glass balustrades frame a decked viewing terrace ideally sized for al fresco entertaining, paved patios provide a choice of spaces to hideaway from the hubbub of the world and a brilliant play area includes an enclosed mini football pitch that all ages will adore. A second decked terrace has a covered space for an outdoor kitchen and fully stocked beds of lavender, climbing roses and shrubs combine with an extensive lawn to give plenty of colour and greenery throughout the seasons.

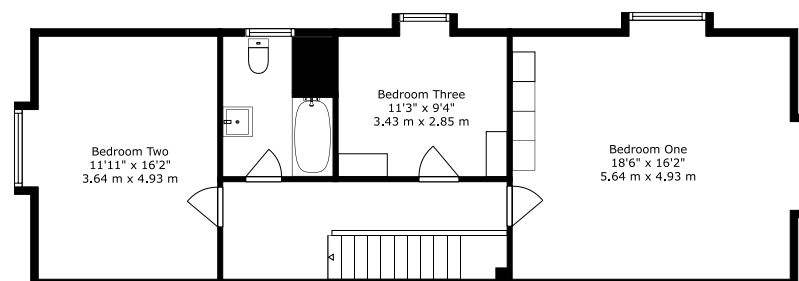
At the front of the cottage the gravel driveway and integral garage supply ample off-road parking.



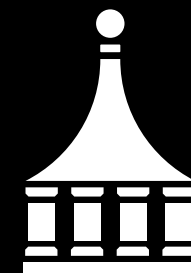




GROUND FLOOR



FIRST FLOOR



WAVERLEY COTTAGE

Brockhurst Way, Northwich,
Cheshire, CW9 8AL

TOTAL: 3239 sq. ft, 301m²

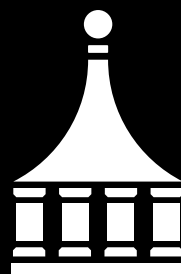
GROUND FLOOR: 2429 sq. ft, 226m²

FIRST FLOOR: 810 sq. ft, 75m²

	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		70 C
(55-68) D		
(39-100) E	50 E	
(21-38) F		
(1-20) G		

Planning permission has been granted (in May 2024) for partial conversion of the loft and can be found under the Cheshire West and Chester authority using reference 24/01143/FUL.





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Brockhurst Way, Northwich,
Cheshire, CW9 8AL



SCAN TO VIEW
MORE DETAILS

CONTACT US TO VIEW THIS PROPERTY:



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