



Charming Semi-Detached Cottage

Long Gravel Driveway

Planning consent For Side & Rear Extension

2 Double Bedrooms

Good Sized Side/Rear Garden

Ample Parking

8 Orchard Cottage Chorlton Lane
Cuddington, Malpas SY14 7EN

Offers Over £300,000



A Dream cottage.....

For many, the idea of 'heaven' is to own a cottage in the country and now is your chance to fulfil that dream. However, do not for one moment think that this is an isolated property in the middle of nowhere; far from it, although the neighbouring properties are screened by mature trees and it is approached by a long gravel driveway.

With the benefit of having **NO ONWARD CHAIN**, the property is offered with planning consent to extend the accommodation to the rear and side, should new buyers wish to create a third bedroom and further living space downstairs.

Original exposed beamed ceilings feature internally.

This property is within the catchment area for the highly acclaimed Bishop Heber High School, Malpas. Cuddington is located close to the Cheshire/Welsh/Shropshire borders and whilst enjoying a delightful semi-rural position, it is particularly well placed for larger towns including Whitchurch, Chester, Malpas and Wrexham.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

Services

Mains water and electricity. Shared septic tank with 2 other dwellings on neighbouring land.

Central Heating

Oil fired boiler supplying radiators and hot water.

Agents Note

Planning permission was granted on 6th March 2020 by Cheshire West & Chester Council (application number 19/04259/FUL) for a single storey side and rear extension. Plans show a downstairs third bedroom with en-suite bathroom plus additional living space in lieu of the existing conservatory. The current owner has amended the plans and re-submitted a planning application, which is currently pending a decision from the Local Authority.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Entrance Hall 6' 5" x 3' 10" (1.95m x 1.17m)
Exposed timber floorboards and radiator.

Sitting Room 19' 8" x 11' 9" (5.99m x 3.58m)
Beamed ceiling, 2 wall light points, 3 radiators, inset electric flicker-flame fire with wall mounted TV above and staircase to first floor having 2 built-in cupboards below, one housing the Worcester free-standing oil central heating boiler.

Kitchen/Diner 11' 9" x 9' 10" (3.58m x 2.99m)
Sink and drainer inset in range of worktops with drawers and cupboards below, 4 ring electric ceramic hob having electric oven and grill below with illuminated extractor hood above, wall cupboards, part tiled walls, full height built-in broom cupboard, exposed brick chimney breast/fireplace incorporating log burning stove on brick hearth, beamed ceiling and multi-paned glazed door leading to: -

Conservatory 13' 10" x 9' 7" (4.21m x 2.92m)
Exposed timber floorboards, radiator, double glazed windows and french double doors leading to garden.

Utility Room 9' 1" x 6' 10" (2.77m x 2.08m)
Stainless steel sink and drainer inset in worktop with cupboards, storage and plumbing for washing machine below, wall cupboard, stable back door, meter cupboard, beamed ceiling and radiator.

FIRST FLOOR

Landing
Exposed ceiling beam.

Bedroom 1 12' 11" x 10' 0" (3.93m x 3.05m)
Exposed ceiling beam, radiator and loft access hatch.

Bedroom2 11' 10" x 9' 10" (3.60m x 2.99m)
Fitted shelves and radiator.

Shower Room 7' 0" x 4' 8" (2.13m x 1.42m)
Luxury enclosed shower cubicle with multi-jets, steam facility, and built-in audio speakers. Wash hand basin in vanity unit with cupboards below, close coupled WC, recessed ceiling spotlights, exposed ceiling beams, fully tiled walls, ceramic tiled floor and heated chrome towel rail.

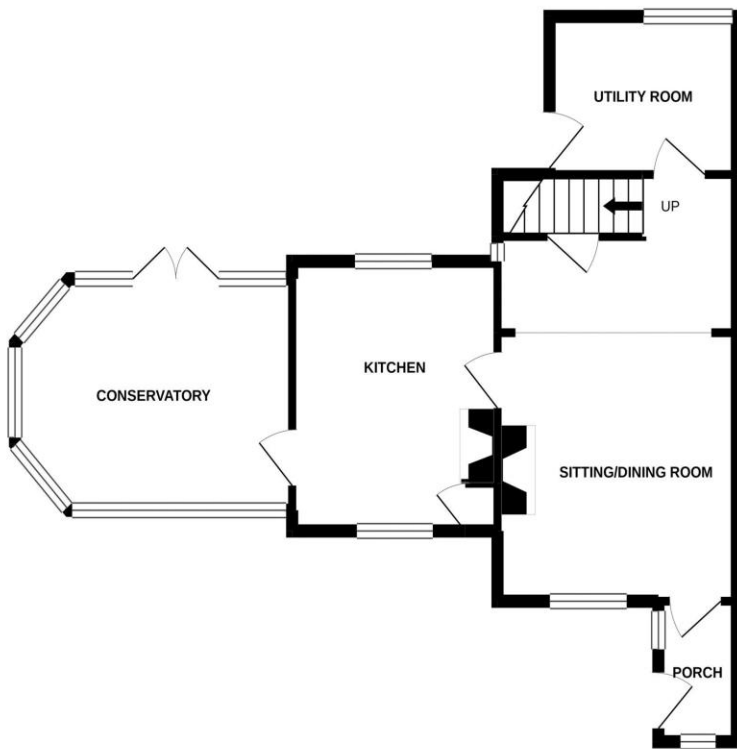
OUTSIDE

5 bar gate leads to long gravel driveway which is flanked by mature bushes, trees, hedges and shrubs. Parking for numerous vehicles.

Good sized enclosed side and rear garden laid to lawn and edged for privacy by mature hedges. Large gravel patio with outside power socket, cold water tap and two timber garden sheds.

Brick steps leading up to the lawn with dedicated seating area and ornamental garden pond.

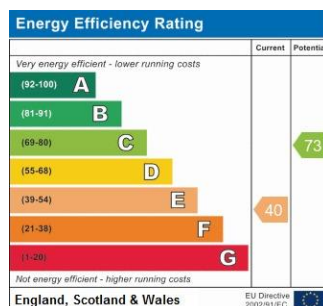
Home Office/Timber Garden Room 12' 5" x 9' 5" (3.78m x 2.87m)
Cinema style screen, independent electrical consumer unit, numerous power sockets and lighting, plus *verandah* 12' 11" x 9' 5" (3.93m x 2.87m) with 2 wall lights, external power socket, artificial Astro turf style deck and views over the rear garden towards the cottage.



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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Directions: From Whitchurch head North along A41, out of the town and into Grindley Brook. Turn left at The Horse and Jockey public house and follow the lane (B5395) for just over 3 miles and turn left into Mastiff Lane. Follow the country lane and take the first turning right, into Sunnyside. Continue to the T junction and turn left along B5069. After a short distance turn right (signposted for Chorlton) into Chorlton Lane and the property is located on the left hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.