



Stunning Semi-Detached Cottage

Fabulous New Kitchen

Four En-Suite Shower/Bath Rooms

Two Fabulous Receptions

Four Generous Bedrooms

Garden & Private Parking



Introduction

Available Now !!! Simply stunning. A fantastic opportunity to rent this incredible cottage for the first time since the renovation. With two impressive receptions rooms, four bedrooms each with new full en-suite facilities, a most impressive new kitchen and striking hallway/boot room. Having been completely renovated to deliver exceptional accommodation, where character and charm flow through the cottage with exposed stripped wood flooring, an eye-catching log burner and high ceilings to name but a few. The tour starts with the welcoming hallway, with a range of bespoke superb built-in coat and shoe storage, the attention to details is exquisite. Access is gained to the ground floor cloakroom and kitchen. The superb kitchen offers an extensive range of stylish navy-blue units to deliver storage in abundance, along with several integrated appliances. The kitchen leads to the generous utility room and is open plan to meet the family/dining room. The lovely family room delivers a spacious room, enjoying a dual aspect and striking exposed wood flooring. The impressive sized lounge is perfect for cosy evening with the central focal point being the cast iron log burner set in a beautiful surrounding and enjoys a triple aspect, with French style doors opening to the garden, along with the continuation of the stunning exposed wood flooring. The first-floor landing brings access to the four substantial bedrooms each enjoying their own private new full en-suite facilities, with stunning shower rooms and one boasting a three-piece fabulous bathroom. The first floor is completed with neutral decor and new carpets. Externally: The cottage provides ample private off road parking, where gated access leads to the pretty garden, designed for ease of maintenance.

EPC Rating – C

Council Tax Band – B – Cheshire East

A Deposit of one months rent £1,500.00

A Reservation Fee of One Weeks Rents applies £346.15 Terms & Conditions Apply

Sorry No Smokers

Available Minimum of 12 months

Available Un-Furnished

ACCOMMODATION

Entrance Hallway

A fabulous start to the property, with eye-catching tiled flooring and bespoke built in units, with a built in bench to sit and remove shoes and boots.

Ground Floor WC

The exquisite tiled flooring continues through to the splash back and feature wall. Completed with a matching two piece suite with low level WC and stylish corner vanity unit home to the hand wash basin.

Kitchen 11' 1" x 14' 7" Minimum (3.38m x 4.44m)

Delivering a fabulous well planned extensive range of new navy-blue wall, drawer and base units, to provide excellent storage. Contrasting butcher block style work surface flows round to provide plentiful preparation space and home to the inset black one and a half single drainer sink unit with chrome mixer pull-out tapware. Appliances include: Four ring electric hob with hidden extractor over and built in fan assisted electric oven with grill below, along with integrated under unit fridge and separate freezer. Space is available for a dishwasher should you require. Completed with smart tiled herringbone patterned contemporary flooring. The kitchen brings access to both the separate utility and open plan to the dining /family room.

Utility Room 11' 9" x 6' 10" (3.58m x 2.08m)

The composite door gives access to the side elevation, whilst further base and matching wall unit provide further storage. Completed with the continuation of the tiled flooring and space for washing machine and condensing tumble dryer.

Dining/Family Room 12' 7" max into stairs x 17' 3" (3.83m x 5.25m)

A most versatile room, perfect for dining with the addition of a relaxed family room. Enjoying a dual aspect to allow natural light to fill the space. Twin glazed doors open to the lounge, along with balustrade stairs ascending to the first floor. Completed with eye-catching fabulous stripped wood flooring.

Lounge 11' 8" x 17' 3" (3.55m x 5.25m)

The generous formal lounge enjoys a triple aspect, with double French style doors opening to the patio and garden. The focal point of the room is the central feature fire with an in keeping wood surround, exposed Cheshire brick inset and tiled hearth housing a cast iron log burner, perfect for cosy evenings. Completed with the eye-catching stripped wood flooring.

First Floor Landing

The L-shaped landing gives access to all bedrooms, completed with neutral decor and new carpets.

Master Bedroom 11' 8" x 12' 2" (3.55m x 3.71m)

The main bedroom is accessed via a walk through passing the built in double shelved cupboards, the bedroom enjoys a dual aspect. Completed with new carpets, neutral decor and door to en-suite.

En-Suite Shower Room

Delivering a spacious contemporary matching three-piece suite to comprise: Double width walk in shower with dual head mains system, one fixed drencher style, the second a traditional riser shower. The built-in stylish vanity unit is home to the rectangle hand wash basin and hidden system WC. Completed with smart part tiled walls, contrasting tiled flooring and chrome heated towel radiator.

Bedroom Two 9' 0" x 8' 11" (2.74m x 2.72m)

The second double bedroom delivers a built in double wardrobe and stylish en-suite shower room.

En-Suite Shower Room

A spacious en-suite shower room with a smart matching three piece suite to comprise: Square corner shower unit with mains mixer shower, low level WC and eye-catching vanity unit with rectangle shaped hand wash basin. Completed with contemporary part tiled walls, contrasting tiled flooring and chrome heated towel radiator.

Bedroom Three L-shaped Both Maximum measurements 11' 7" x 11' 3" (3.53m x 3.43m)

A third double bedroom, with new carpets and neutral decor, enjoying a three piece en-suite bathroom.

En-Suite Bathroom

The spacious bathroom provides a stylish three piece suite to comprise: Double end bath with chrome mixer tapware and hand held shower attachment, low level WC and smart vanity unit home to the inset square hand wash basin. Completed with attractive part tiled walls and contrasting tiled flooring.

Bedroom Four 8' 3" x 13' 7" Both Maximum Measurements (2.51m x 4.14m)

The fourth generous bedroom is located to the front aspect, with built in single wardrobes and contemporary sliding door to the en-suite.

En-Suite Shower Room

The matching contemporary three piece suite provides a tiled shower unit with mains mixer shower, low level WC and smart vanity unit home to the hand wash basin. Completed with smart part tiled walls and contrasting tiled flooring.

Externally

The sizable private driveway provides ample off road parking, where a gate gives access to the garden and cottage beyond. The garden is mainly laid to lawn for ease of maintenance. The paved patio area delivers a lovely space to sit and enjoy the garden. A further gate opens to the courtyard and main entrance.

NB:

The property is warmed by a new energy efficient air source heat pump for the hot water and heating. The property is serviced by a septic tank, all keeping household bills manageable, pending on individual use. Rules will apply to the tenancy regarding use of the septic tank and use of a household clothes dryer.



Location

The Cottage is located in the parish of Smallwood, a small semi rural hamlet, centrally located on the outskirts of Sandbach market town and the village of Holmes Chapel. Sandbach Town provides an excellent range of day to day essentials, with a range of amenities including: many independent retailers such as bakers, grocers, delicatessen, florists and coffee shops. High street brands include: Waitrose and Aldi super markets. Each Thursday a thriving traditional street market is held providing a further range of independent retail. For the commuter, several road links, lead to the M6 North West motorway network, along with Holmes Chapel railway station giving direct access to Manchester Piccadilly and Crewe main line stations, and Manchester Airport. Local schools are held in high esteem, the sought after local primary school is situated a short drive away in the village of Smallwood.

Tenant Information

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- Terms & Conditions Apply
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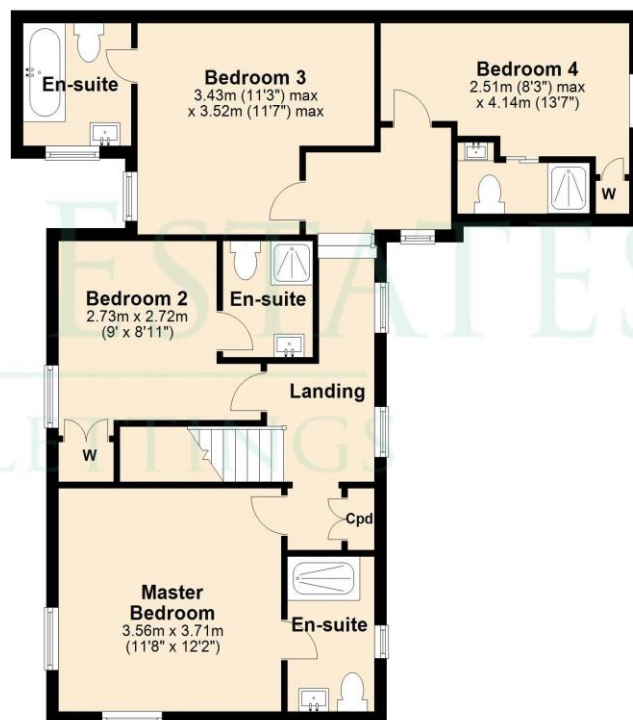
Directions

From our office 16 The Square, CW4 7AB travel south on the London Road (A50) in the direction of Sandbach. Travel through the main traffic lights and continue south along the A50 for some 5 miles, in the direction of Brereton, continuing straight ahead at the next set of traffic lights (Arclid). Staying on the A50, passing the Legs of Man public house on the left hand side, after approximately 1 mile after the Legs of Man, the cottage can be found on the left hand side, easily identified by our Latham Estates To Let board. Post code CW11 2TY Viewing strictly by Appointment



Ground Floor

First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only Created on PlanUp 2016 for Latham Estates Sales & Lettings
Plan produced using PlanUp.

IMPORTANT NOTE TO TENANTS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the Landlord and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.