



**Spacious Detached Cottage.**

**Open Plan Dining Kitchen**

**Ample Private Parking & Garage**

**Three Separate Reception Rooms**

**Four Generous Double Bedrooms**

**Enviably None Estate Location**





## Introduction

A most unique opportunity to purchase this fabulous deceptively spacious detached cottage. Offering over 1600 Sq Ft of accommodation, with three spacious reception rooms, generous dining kitchen and four double bedrooms. Situated in the lovely semi rural hamlet of Cranage nestled between Holmes Chapel and Goostrey, a stunning countryside location without being isolated. Enjoying an enviable non estate location on the edge of the tree lined estate of Cranage Hall estate. The tour starts with the entrance vestibule, where double doors open to the main hallway, the exposed Cheshire brick archway, adds to the character of the cottage. Two reception rooms occupy the front aspect, both most versatile rooms, ideal for formal dining, home office, family or playroom. The sitting room enjoys a view over the rear garden via the pretty bay window, whilst the central chimney breast adds a main focal point. The current owners extended to add the fabulous sized open plan dining kitchen, again located to the rear aspect. The first floor landing leads to the four generous double bedrooms which are serviced by a shower/wet room and separate WC. The master bedroom provides a recess area ideal for future development which could deliver en-suite facilities, approved with current planning and regulations. Externally: The cottage sits back from the lane behind a hedgerow boundary, the extensive front garden is mainly laid to lawn, with the driveway to one side delivering ample private off road parking. The rear garden again is mainly laid to lawn with a selection of inset trees and shrubs.

**NB: The cottage benefits from solar panels.**

**EPC Rating – C**

**Council Tax Band – F – Cheshire East**

**Tenure – Freehold**

## ACCOMMODATION

### Entrance Vestibule

A smart composite front door open to the vestibule, with a window to the front aspect and double Georgian style doors opening to the main hallway.

### Main Hallway

A most generous main hallway, with glazed Georgian style doors giving access to the three reception rooms. The eye-catching Cheshire brick archway leads through to the sitting room, with useful understairs storage.

### Study/Playroom 14' 0" x 6' 11" narrowing to 5' 11" (4.26m x 2.11m)

A most versatile room perfect for a children's playroom or home office located to the front aspect with attractive wooden style flooring and door giving internal access to the garage.

### Dining Room 10' 10" x 10' 11" (3.30m x 3.32m)

Located to the front aspect is the formal dining room, enjoying a dual aspect with windows to both front and side elevations, allowing natural light to fill the room. Completed with exposed floorboards, adding to the charm and door to the inner hallway.

### Sitting Room 10' 11" x 14' 11" (3.32m x 4.54m)

A lovely room located to the rear aspect to enjoy a view over the garden, via the pretty walk-in bay window, a further window to one side, both allowing natural light to fill the room. The focal point is the central chimney breast, housing a coal effect gas living flame cast iron stove, with exposed Cheshire brick detail, mantel and tiled hearth. Doors lead to both inner hallways.

### Inner Hallway

Stairs ascend to the first floor, completed with a door to give access to the side aspect of the cottage.

### Cloakroom/WC

Delivering a matching white two piece suite to comprise: Low level WC and wall mounted hand wash basin. Completed with part tiled walls and parquet flooring.

### Breakfast Room 7' 4" x 8' 4" (2.23m x 2.54m)

Originally this would have been the kitchen, now a nice space for more informal dining, sitting open plan to the kitchen. Completed with window to the rear aspect and built in cupboard home to the gas central heating boiler.

### Dining Kitchen 15' 6" x 9' 3" (4.72m x 2.82m)

A great addition to the property when the owners extended. The generous kitchen delivers a range of oak coloured wall drawer and base units to provide plentiful storage, contrasting work surface provide ample preparation space and home to the insert moulded single drainer sink unit with mixer tapware. Integrated appliances include: Four ring Zanussi electric hob, mid-level double electric oven, built in freezer, under unit fridge and built in dishwasher. Windows sit to both rear and side aspect, with a part glazed door giving access to the rear garden.

### First Floor Landing

Giving access to all first floor rooms.

### Master Bedroom 11' 0" x 16' 1" max to eaves area (3.35m x 4.90m)

A most generous room, located to the rear aspect with a velux style sky light and window to the rear aspect. Ample space is given for freestanding furniture along with a recess area, which would be ideal to add en-suite facilities subject to current regulations.

### Bedroom Two 11' 0" x 14' 11" (3.35m x 4.54m)

Enjoying a dual aspect is the second generous double bedroom located to the rear aspect, with windows to both side and rear aspects.

### Bedroom Three 10' 10" x 12' 11" (3.30m x 3.93m)

The third double bedroom is located to the front aspect with velux style skylight window and window to the front aspect. Ample space for free standing furniture.

### Bedroom Four 10' 10" x 10' 11" (3.30m x 3.32m)

The fourth double bedroom enjoys a dual aspect with windows to both front and side aspects, completed with a useful built in storage cupboard.

### Shower/Wet Room

Delivering a two piece suite to comprise: A wet room style walk in shower unit with mains mixer shower and fixed glass shower screen, and vanity style hand wash basin with chrome mixer tapware and storage. Completed with complimentary part tiled walls, contrasting tiled flooring and wall mounted chrome heated towel rail.



### WC

Separate to the main shower room with low level WC, part tiled walls and wood style flooring.

### Externally

#### Garage 18' 6" x 9' 5" Internal Measurements (5.63m x 2.87m)

The up and over entrance doors gives external access to the garage, whilst a courtesy internal door leads to the study. Completed with light and power.

### Gardens

Enjoying a most enviable plot. The front garden is mainly laid to lawn with the tandem style drive set to one side, which in turn leads to the main entrance and garage. Completed with hedge boundaries. The rear garden is ideal for the growing family and keen gardener alike, enjoying a south westerly facing aspect, the garden is mainly laid to lawn with hedge boundaries and inset trees and shrubs.



### Location

Cranage is a small Parish located between the villages of Holmes Chapel and Goostrey with the larger providing ideal day to day shopping facilities, doctors and library. Knutsford Town centre lies to the north of Cranage. The easily accessed Dane Meadow provides delightful country walking and leads through to some of Cheshire's spectacular countryside. State primary schools are located in the villages of Holmes Chapel, Goostrey and Byley all giving excellent results, for higher state education Holmes Chapel comprehensive school and sixth form college enjoying excellent results year on year. For the private sector Terra Nova preparatory school is a short drive away. For the commuter Junction 18 of the M6 motorway network lies within a short drive away. Whilst Manchester International Airport is approximately 20 miles away. Holmes Chapel and Goostrey railway stations lie close by with lines to Manchester Piccadilly, Manchester airport and Crewe main line station.

### Tenure

We have been informed the property is Freehold.  
Correct at the time of listing.  
We recommend you check these details with your  
Solicitor/Conveyancer



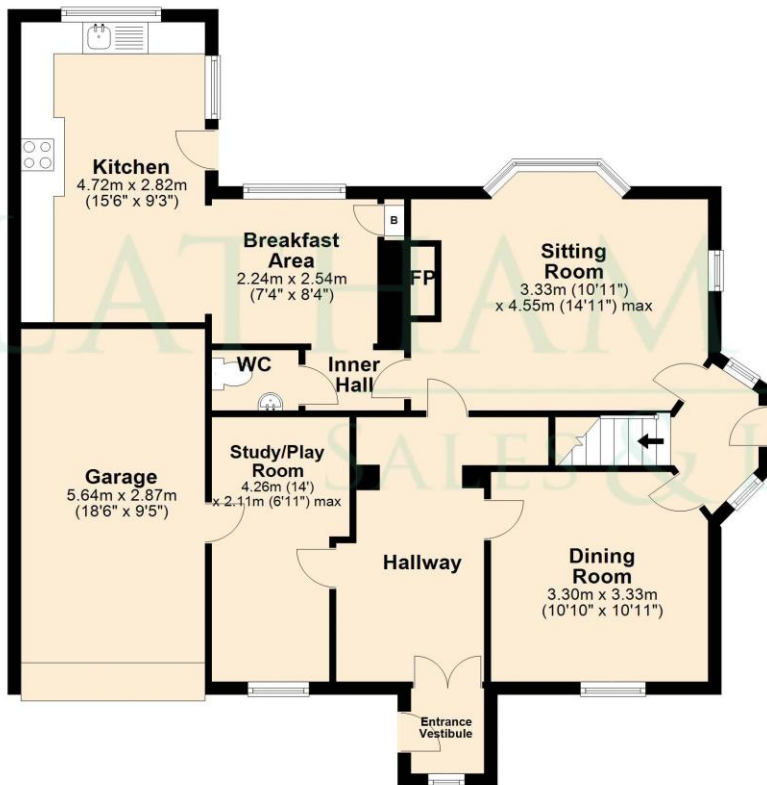


## Directions

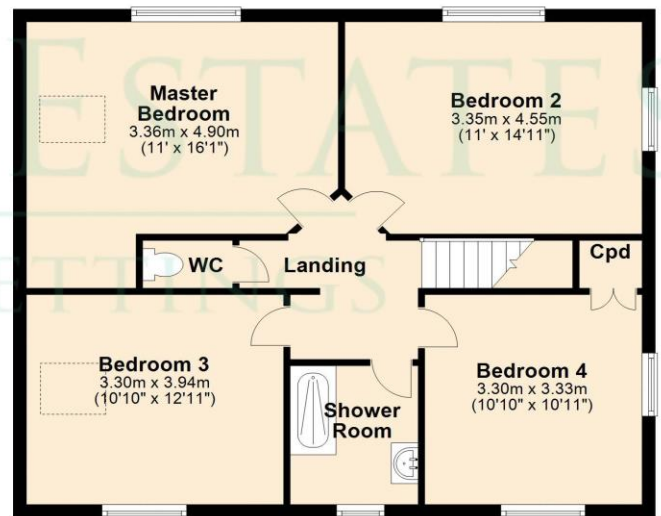
From our office 16 The Square, CW4 7AB. Travel north to the mini roundabouts continue over in the roundabouts, sign posted Knutsford (A50). Continue along passing the Vicarage Hotel on the right-hand side and shortly after Cranage Village hall on the left-hand side, turn left onto Byley Lane, where the property can be found on the left hand side. Post Code: CW4 8EJ 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.

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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

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