



**Deceptively Spacious Split-Level Detached Home**  
**Generous Lounge & Substantial Dining Room**  
**Three Double Bedrooms on the Main Level**

**Tucked away in a Private, Elevated Position**  
**Substantial Stylish Breakfast kitchen**  
**Master Bedroom with En-Suite**





## Introduction

**A Hidden Gem!!!** Tucked away in a private and peaceful setting, this deceptively spacious detached home offers the perfect blend of rural charm and village convenience. Ideally positioned on the edge of Holmes Chapel, the property benefits from a tranquil semi-rural atmosphere while remaining within easy reach of the village centre and its excellent amenities. Spread over two well-planned levels, the home offers substantial and versatile living space. From the moment you arrive, a sense of privacy and elegance is immediately apparent. Steps lead up to the welcoming entrance hall, which sets the tone for the spacious accommodation beyond. The main lounge is an impressive room, filled with natural light from the bay window and centred around a feature fireplace. This elevated space enjoys complete privacy and delightful views to the front. Double doors open into the generously sized dining room, which in turn leads to the rear garden via patio doors, perfect for indoor-outdoor entertaining. The heart of the home is the well appointed breakfast kitchen, featuring a wide range of “Shaker” style units, generous worktop space, and views over the rear garden. A door provides direct access to the garden, creating a seamless flow for everyday living. Three double bedrooms are located on the main level, all with built-in wardrobes. The principal bedroom benefits from a stylish en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom. The lower floor reveals a versatile fourth bedroom, ideal as a guest suite, media room, or spacious home office, alongside the integral double garage, offering practicality and flexibility. Outside, the property continues to impress. The front aspect is screened by mature planting, creating an inviting and secluded approach via the extensive driveway, which provides ample off-road parking. Beautifully landscaped gardens surround the home, with vibrant flower beds, a tranquil ornamental pond, and multiple seating areas designed for year-round enjoyment. This unique and substantial home truly must be viewed to be appreciated. Perfect for families, professionals, or anyone seeking privacy without isolation, it offers a rare opportunity to enjoy countryside charm with village life close by.

Awaiting EPC Rating

Tenure - Freehold

Council Tax Band - F - Cheshire East

## ACCOMMODATION

### Entrance Hallway

A most welcoming start to the tour, giving access to most rooms.

### Lounge

*14' 8" Min x 19' 6" (4.47m x 5.94m)*

The substantial lounge enjoys an elevated view over the front aspect, enhancing the sense of privacy. A large bay window floods the room with natural light, while a feature fireplace adds a focal point of warmth and character. Double doors lead to the spacious dining room, creating a perfect flow for both everyday living and entertaining.

### Dining Room

*12' 0" x 10' 6" (3.65m x 3.20m)*

The generous dining room enjoys lovely views over the rear garden through wide patio doors, creating a bright and inviting space ideal for family meals or entertaining.

### Breakfast Kitchen

*11' 5" Max x 16' 6" (3.48m x 5.03m)*

The well-planned kitchen features a comprehensive range of matching units, with pull out larder style units, providing ample storage and generous worktop space. Integrated appliances include an electric double oven, four-ring electric hob, Neff washing machine and slimline dishwasher. The kitchen also offers convenient access to the rear garden, main hallway, and lower floor, ensuring both practicality and flow throughout the home.

### Master Bedroom

*10' 3" x 11' 0" (3.12m x 3.35m)*

The principal bedroom features an extensive range of built-in wardrobes, providing plentiful storage, and benefits from direct access to a private en-suite shower room.

### Master En-Suite

The en-suite is fitted with a matching three-piece suite, comprising a corner quadrant-style shower unit with mains-fed mixer shower, a WC and a pedestal hand wash basin.

### Bedroom Two

*9' 4" x 13' 0" (2.84m x 3.96m)*

The second double bedroom is positioned to the front aspect and benefits from a built-in double wardrobe, offering excellent storage space.

### Bedroom Three

*9' 5" x 8' 10" (2.87m x 2.69m)*

The third generously sized bedroom is also located to the front aspect and features a built-in double wardrobe, providing practical and ample storage.

### Family Bathroom

*7' 11" x 6' 1" (2.41m x 1.85m)*

The spacious main bathroom features a matching three-piece suite, with a panelled bath, WC and pedestal hand wash basin.

### Lower Level

### Bedroom Four

*11' 4" x 19' 0" (3.45m x 5.79m)*

Accessed via stairs leading down from the kitchen. A highly versatile space, this room is ideal as a fourth bedroom, media room, home gym, or spacious home office, perfectly adaptable to suit a range of needs.



### Externally

The property continues to impress. The front aspect is attractively screened by mature planting, creating a secluded and welcoming approach via the extensive driveway, which offers ample off-road parking. Surrounding the home are beautifully landscaped gardens, featuring vibrant flower beds, a tranquil ornamental pond, and multiple seating areas thoughtfully arranged to provide enjoyment throughout the seasons.

### Integral Double Garage

15' 3" x 18' 11" (4.64m x 5.76m)

Accessed via stairs leading down from the kitchen, the impressive integral double garage offers excellent functionality. It features a remote-controlled electric up-and-over door for main external access, along with a convenient inset courtesy door for everyday use.



### Location

Holmes Chapel is a sought-after village nestled in the picturesque Cheshire countryside, offering the perfect blend of rural charm and modern convenience. The vibrant village centre features a variety of shops, from independent boutiques to well-known high street names, catering to all your daily needs. Surrounded by beautiful landscapes, Holmes Chapel is a haven for walkers and nature lovers, with the scenic Dane Valley right on its doorstep. Families are well served by two highly regarded primary schools and a popular secondary school, making it a great place to settle down and raise children. The village also boasts a welcoming social scene, with a selection of pubs and restaurants both in the village and the surrounding area. For commuters, Holmes Chapel railway station offers regular connections to Manchester, Manchester Airport, and Crewe, linking easily with the national rail network. The M6 motorway (Junction 18) is also close by, providing convenient access to the North West's major roadways. Whether you're looking for a peaceful lifestyle or a well-connected base, Holmes Chapel is a wonderful place to call home.

### 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

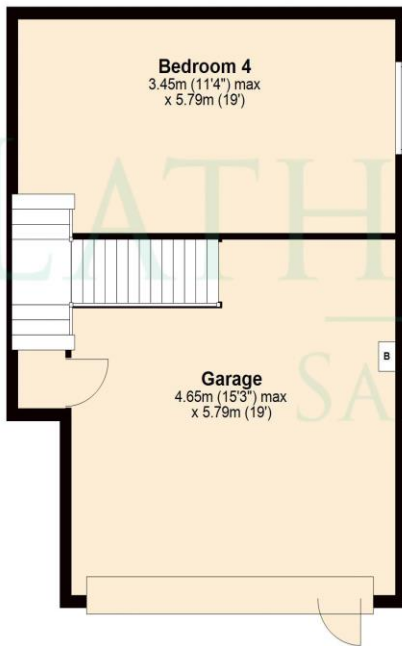
From our office 16 The Square, CW4 7AB. Travel north to the mini roundabouts, take the first exit onto Middlewich Road. Travel along Middlewich Road, taking the fourth turning left onto Broad Lane, continue along where the property can be found on the left hand side. Post Code: CW4 7LY.

Viewing Strictly by Appointment.



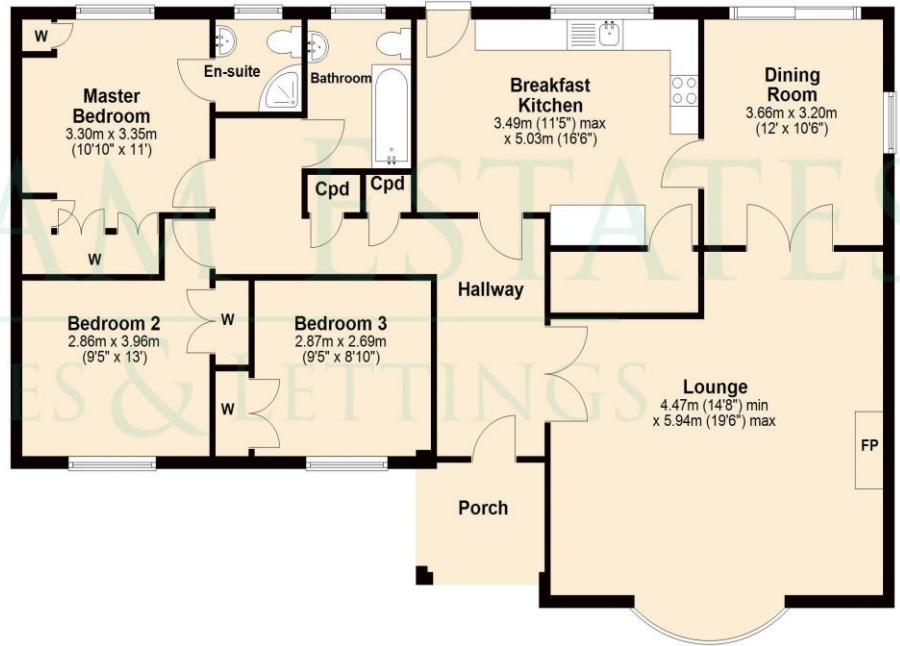
### Split Level Lower Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



### Split Level Ground Floor

Approx. 124.1 sq. metres (1336.1 sq. feet)



Total area: approx. 177.6 sq. metres (1911.2 sq. feet)

This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.  
Plan produced using PlanUp.

**IMPORTANT NOTE TO PURCHASERS:** 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 vendor 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

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.