



**GASCOIGNE  
HALMAN**

BROOK COTTAGE, CHAPEL LANE, MERE,  
KNUTSFORD

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THE AREAS LEADING ESTATE AGENT





## BROOK COTTAGE, CHAPEL LANE, MERE, KNUTSFORD

Set in an idyllic semi-rural yet convenient location, this picturesque four-bedroom semi-detached cottage with detached double garage and attractive well-established gardens really needs to be seen to be fully appreciated.

Understood to have been constructed during the early 1900's Brook Cottage exudes kerb appeal, whilst benefitting from sympathetically extended family sized accommodation. Approached over a meandering brook a pea-gravel driveway provides ample parking, and if required, buyers may wish to explore linking the main residence to the detached garage and creating a fabulous bespoke living/dining kitchen (subject to planning consent). Additionally, within the rear garden a brick-built outbuilding is utilised as a detached studio/home office.

Accommodation briefly comprises, Ent. Porch, hallway, downstairs utility/W.C, cosy snug/study, breakfast kitchen which extends into an impressive sitting/dining room with bi-fold, and a separate living room with log-burner completes the ground floor. There are four bedrooms including two bedrooms with creative double cabin beds, all served by a family bathroom. The principal bedroom also boasts an En-suite shower.







### **AGENTS NOTE**

The current owners of Brook Cottage have recently completed the neighbouring detached barn conversion for their own use.

### **DIRECTIONS**

SAT NAV: WA16 6PP

### **LOCATION**

Situated approximately 4 miles from Knutsford town centre, the location is idyllic being surrounded by open Cheshire countryside, yet within such easy reach of amenities, motorway links and Manchester Airport. Mere is arguably North Cheshire's finest and most prestigious residential locations synonymous with Mere Golf and Country Club and commuter facilities alike. Excellent connections are available at the nearby M6 and M56 motorway network and Manchester International Airport. The rail station at Knutsford, Hale or Altrincham provides further commuter services to Manchester and surrounding commercial centres along with the Metro in Altrincham. For the sports person, the Country Club and Golf Course provides excellent sporting facilities. First class educational facilities cater for children of most ages in both the state and private sectors.

### **TENURE**

Freehold

### **SERVICES**

Mains Water and Electric Connected. Private Drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

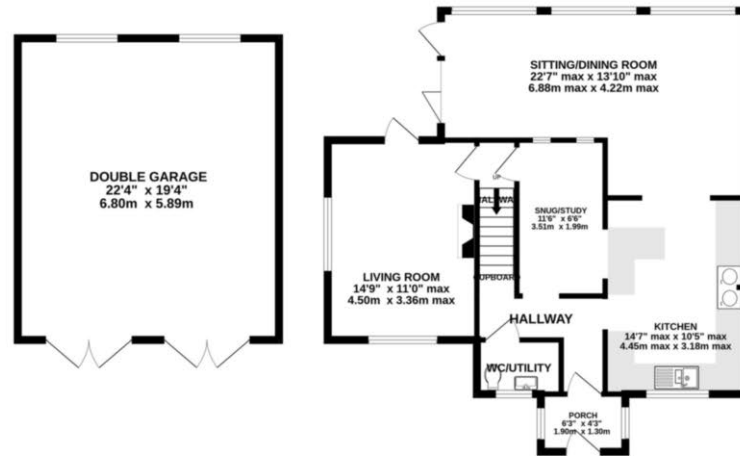
### **LOCAL AUTHORITY**

Cheshire East Council Council Band: F

### **VIEWING**

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1205 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1696 sq.ft. (157.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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