



**GASCOIGNE
HALMAN**

HIGH STREET, GREAT BUDWORTH,

THE AREAS LEADING ESTATE AGENT

Situated in the heart of one of Cheshire's most beautiful and picturesque villages, this handsome Grade II listed cottage presents buyers with the opportunity to undertake a bespoke project of modernisation and refurbishment.

Originally constructed in the 19th century for Rowland Egerton-Warburton, during the Victorian era this deceptively spacious three storey Grade II listed property started life as the old Police house giving it a commanding position in the centre of the village.

The property is approached over a traditional cobble-stone pathway leading to the delightful entrance door with three attractive leaded windows. Behind the house there is walled courtyard leading to a large private well-established garden with elevated views over the village and towards the Grade I listed St Mary and All Saints village church.

Accommodation is laid over three floors, extending to approximately 1,259 sq.ft. but with the necessary guidance the potential to reconfigure the internal layout would result in a fully refurbished and more aesthetically pleasing configuration. The opportunity to expose and incorporate the original cell bar windows within a bespoke fitted kitchen will surely appeal to buyers!

With massive potential for refurbishment, extension, and modernisation (subject to the required consent), this property represents a rare opportunity for the right buyer to establish themselves at the heart of one of the UK's most prestigious locations, regularly being voted one of the UK's most idyllic villages and often used as a set location for film and TV shows.

AGENTS NOTE

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the

property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

DIRECTIONS

Sat Nav: CW9 6HF

LOCATION

The village of Great Budworth, with its historic sandstone church, picturesque cottages, and narrow cobbled streets, has long been regarded as one of the most attractive and desirable of Cheshire's rural villages, and is designated as a conservation area. The village is steeped in history dating back to Norman times and is close to the stately home of Arley Hall, the estate of which the village was once part. The 'English village' atmosphere is intact and has a wealth of leisure and club facilities including tennis, sailing, and bowling. Various village social activities take place throughout the year. Amenities within the village include an excellent gastro pub, Parish Hall, and ice cream farm. The village also boasts a primary school and one of Cheshire's leading independent private day schools, Cransley.

TENURE

Freehold

SERVICES (NOT TESTED)

All Mains services are connected but have not been tested. You are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

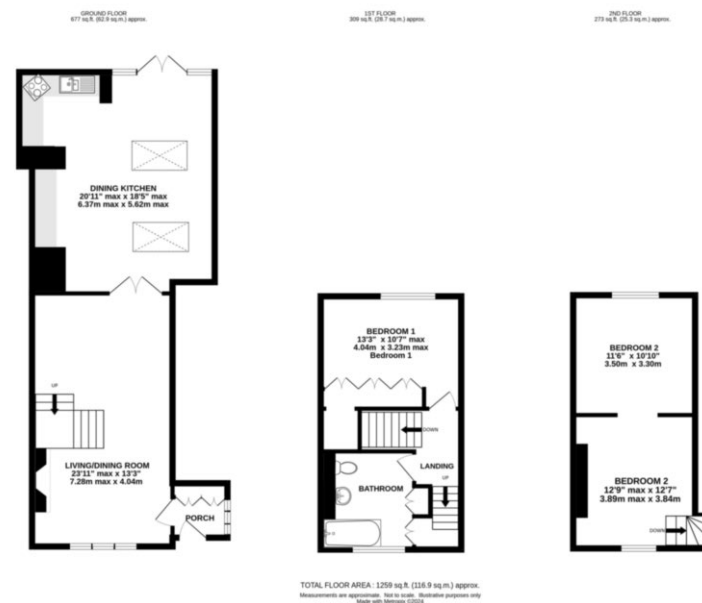
Cheshire West and Chester Council Tax Band E

TOTAL FLOOR AREA

1259 sq ft approx

VIEWINGS

Viewings strictly by appointment through the agent.



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