



**GASCOIGNE
HALMAN**

THE ASHES, SACK LANE, ASTON BY BUDWORTH

THE AREAS LEADING ESTATE AGENT



THE ASHES, SACK LANE, ASTON BY BUDWORTH

£699,000

A lovely detached country cottage lying on the edge of the Arley Estate surrounded by beautiful open countryside and its own private grounds of about 0.23 acres almost equidistant between Lymm and Knutsford.

Wonderful country cottage in glorious surroundings on the edge of the Arley Estate

Private and hidden backwater forming part of a cluster of just five pretty cottages

Enclosed cottage gardens of about 0.23 acres with open views

Ample parking and gated driveway with space for a car barn/garage

Lovely rural location yet about 5 miles from Lymm and Knutsford

Beautiful and protected Conservation area





Damson Cottage forms part of a small cluster of pretty cottages privately situated in a relatively unknown quiet backwater at the head of a private drive on the edge of the Arley Estate. Surrounded by beautiful open Cheshire countryside this location is quite idyllic and quintessentially English! Constructed of attractive Cheshire brick under a tiled roof the cottage offers the best of both worlds as we understand it was constructed during the early 2000's. A conversion of an original farm building it looks as though it may have been around for decades as some of the original brickwork and timber framed windows form part of the fabric of the building. A gated drive provides more than ample parking for several vehicles and there is also space for the erection of a garage or car barn, subject to planning permission. There are formal cottage gardens mainly to the front and side which in the main laid to lawn retained by mature hedging and fruit bearing trees. Immediately behind there is a bridle path and open views in almost every direction!

The characterful accommodation has been extremely well maintained and decorated and features a large and bright sitting room to the front with a wood burning stove and french doors to a covered sitting area outside. The entrance hall has a lovely staircase rising and turning to the first floor with feature windows to the rear aspect. A smart kitchen is well fitted and complete with integrated appliances and open to a further living/dining room with a separate utility room and WC. The first floor provides three generous bedrooms and a bathroom. One bedroom has a walk in dressing room which could easily be an en-suite bathroom, as originally planned as we believe the pipework is available.

LOCATION

Aston by Budworth is a rural hamlet located between Tabley and the village of Great Budworth and just over 5 miles from Lymm and Knutsford. The nearby village of Great Budworth has long been regarded as one of the most attractive and desirable of Cheshire's rural villages and is designated as a conservation area with leisure facilities including tennis, sailing and bowling. Lymm and Knutsford provide a range of shopping facilities both independent retailers and large supermarket outlets along with a plethora of bars and restaurants. There is excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. There are many outstanding pre-school, primary and high schools nearby in the state and private sector. For the equestrian there is a bridle path immediately behind the property and local livery facilities.

DIRECTIONS

SAT NAV CW9 6LY

TENURE

Freehold
Service Charge £200 per qtr for septic tank, communal areas and road.

LOCAL AUTHORITY

Cheshire East, Council Tax Band:- F

ENERGY PERFORMANCE RATING

EPC Rating:- D

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Mains electricity and water are connected. Oil central heating. Private drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

Approximate Gross Internal Floor Area = 133.2 sq m / 1435 sq ft

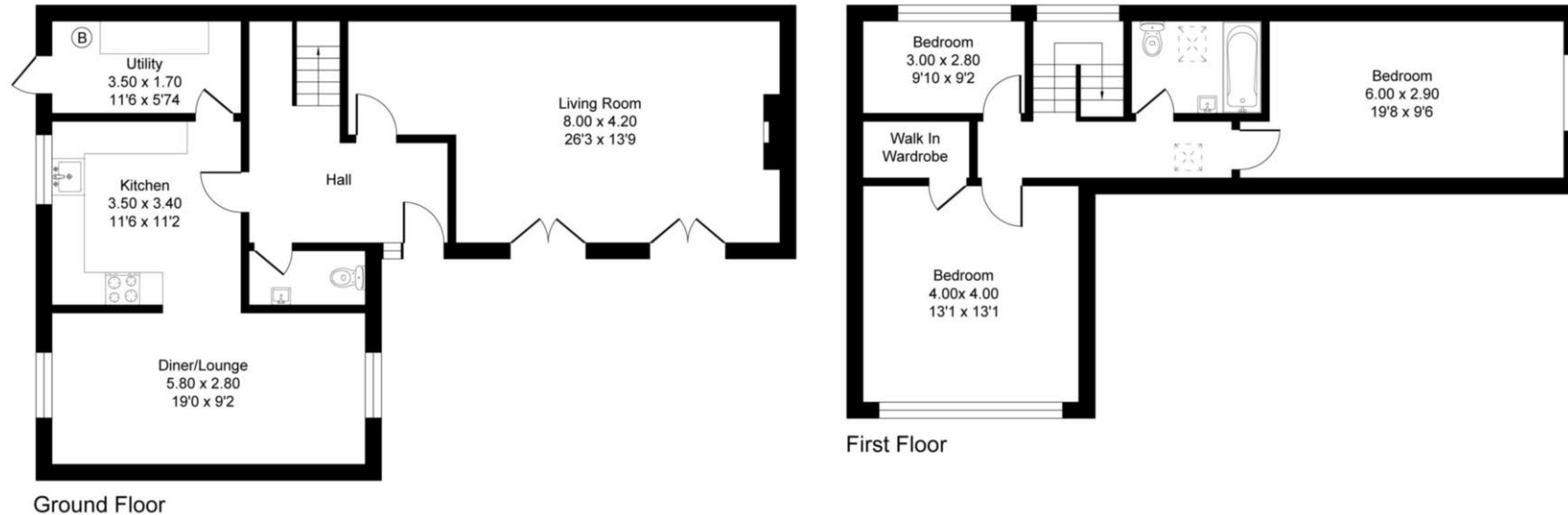


Illustration for identification purposes only, measurements are approximate, not to scale.

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