



**GASCOIGNE
HALMAN**

BROOK FARM COTTAGE, HIGHER LANE, DUTTON

THE AREAS LEADING ESTATE AGENT



BROOK FARM COTTAGE, HIGHER LANE, DUTTON

Brook Farm Cottage is a charming thatched countryside home which sits within 2 acres of land that is perfectly nestled in the picturesque village of Dutton. This delightful property benefits from both rustic character and modern comfort, featuring cozy interiors and inviting, homely living spaces that seamlessly blend together rural peace and modern convenience. Surrounded by tranquil countryside, gentle rolling farmland and beautifully landscaped gardens, it offers a rare opportunity to enjoy a quiet and peaceful lifestyle while being conveniently located near local amenities and scenic walking trails. An ideal home for those seeking both a property with charm and idyllic country living.





Grade II Listed Detached Home

Set Within 2 Acres Including Large
Paddock and Stable

Four Bedrooms

Four Reception Rooms

Double Garage

Private Gardens

Countryside Location



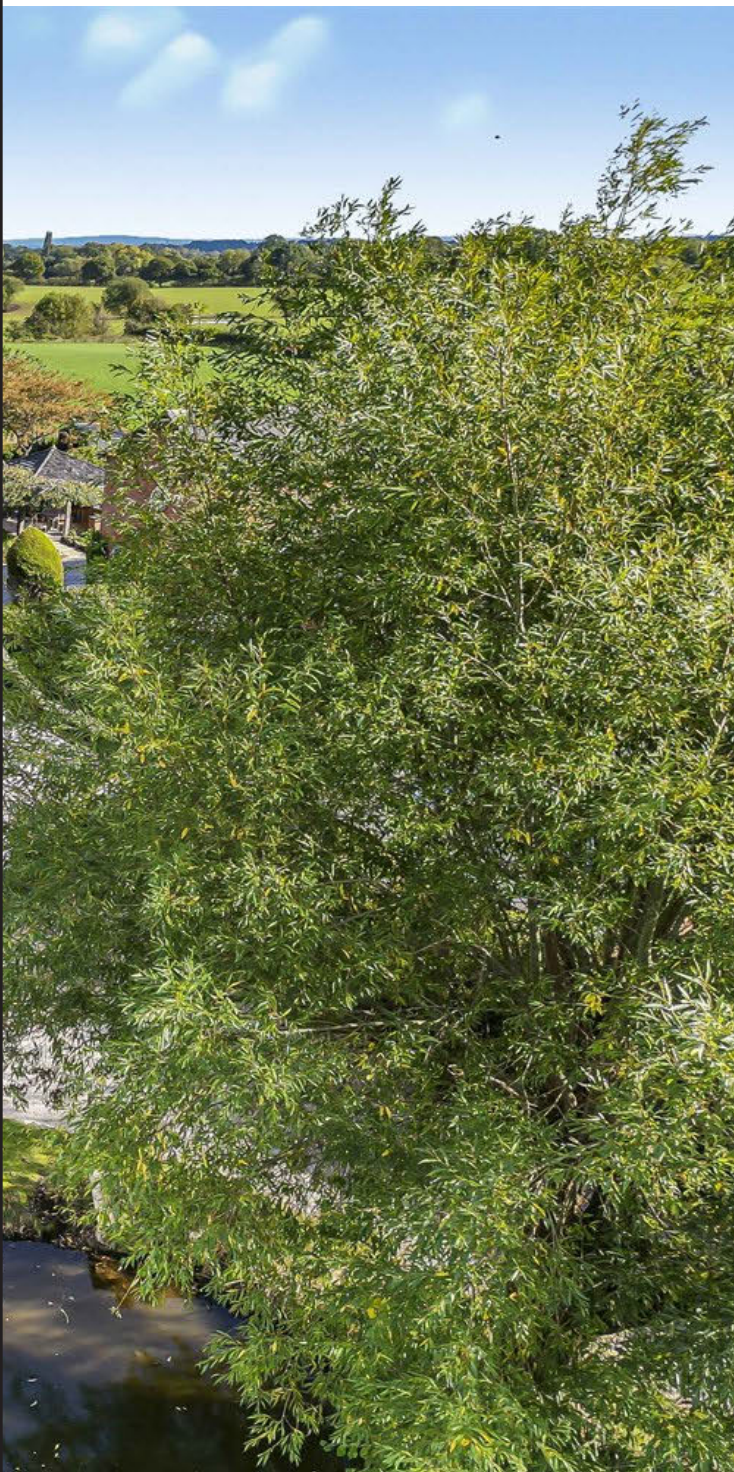
BROOK FARM COTTAGE, HIGHER LANE | DUTTON

This 17th Century Grade II listed cottage, situated in the heart of the countryside, is accessed via electric gates located to the side of the property. A driveway gracefully guides you around the front of the cottage, while the beautifully maintained front garden features a well-manicured lawn, a sizable pond, and ample hedgerows, creating an ideal blend of tranquility and privacy. Additionally, the front garden benefits from a patio area that adjoins a summer house with electric supply.

Internally the layout comprises of a main entrance at the front of the property that leads into an initial separate porch area and then into a front hall. To the right of the front hall is the main formal living room, which is adorned with triple-aspect windows overlooking the gardens and includes a feature gas living flame fireplace as a focal point. To the left of the front hall lies a cozy family room, characterized by original oak beams and a coal effect gas stove. A country-style kitchen featuring a breakfast bar and a range of neutral-colored wall and floor units, all enhanced by a granite worktop is further equipped with an integrated fridge and freezer, dishwasher, Belfast sink, and a gas burner hob. Through the kitchen is a dining room that offers additional cabinet storage and utility facilities. A rear hall area provides access to a downstairs WC, a boot room, and a versatile office.

Ascending to the upper level of the property, you walk onto a spacious landing that leads to four bedrooms with characterful beamed ceilings, two of which are complemented by fitted wardrobe space. The elegantly presented and modern master bathroom completes the upper floor layout and includes a marble slabbed wall and natural travertine floor.







Externally, there are formal lawned gardens along with patio areas for outside dining. A detached double garage features side door access, two up and over doors at the front, and is capable of comfortably accommodating two cars.

With a total of two acres of land, Brook Farm Cottage also includes a large paddock occupied by two delightful donkeys and a rubber matted stable with electricity, water supply and hard standing surrounding.

LOCATION

Dutton is conveniently located just a few miles from Junction 10 of the M56, and lies equidistant between Stockton Heath and Northwich. The area enjoys excellent connectivity, with Liverpool, Manchester and Warrington all within easy reach, as well as both Liverpool and Manchester airports and national rail links.

The village is well served by education at all levels, with both state and private options nearby, including The Grange and Cransley schools, easily accessible by bus or car.

A traditional farming community, Dutton sits in the heart of some of Cheshire's most attractive and productive countryside. The surrounding area offers excellent opportunities for riding, cycling, and walking, with a wide range of outdoor pursuits close at hand.

DIRECTIONS

SAT NAV: WA4 4JQ

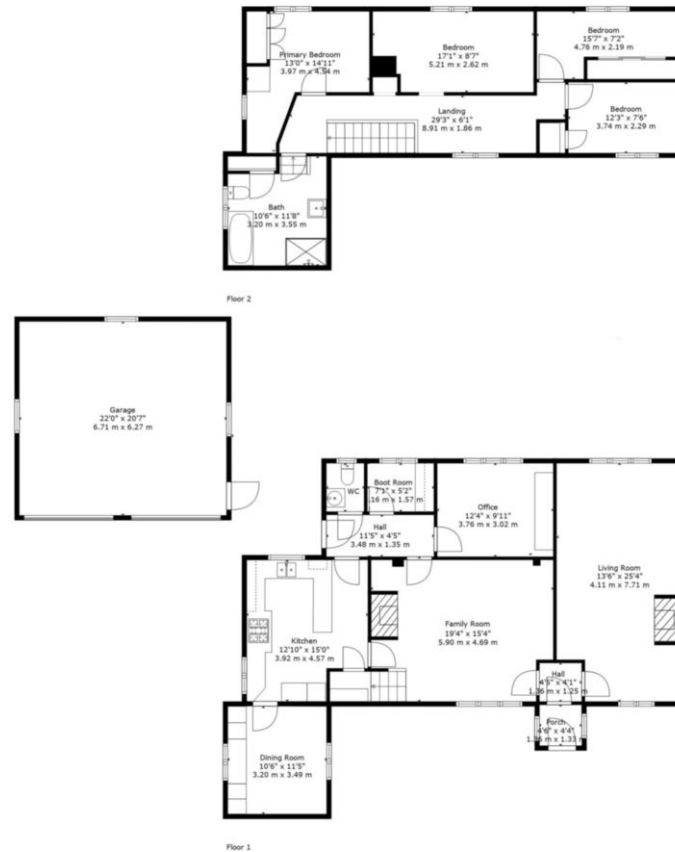
TENURE

Freehold

LOCAL AUTHORITY

Cheshire West and Chester Borough Council - Council Tax Band G





TOTAL: 2005 sq. ft, 187 m²
 FLOOR 1: 1213 sq. ft, 113 m², FLOOR 2: 792 sq. ft, 74 m²
 EXCLUDED AREAS: GARAGE: 453 sq. ft, 42 m², PORCH: 20 sq. ft, 2 m², PATIO: 243 sq. ft, 23 m²,
 LOW CEILING: 30 sq. ft, 2 m²
 WALLS: 212 sq. ft, 20 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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