



THE LODGE

Farndon, Cheshire

Rickitt
Partnership

Period detached in Farndon Village

Period detached house ♦ Three double bedrooms ♦ Three reception rooms ♦ Breakfast kitchen ♦ Cellar room ♦ Off road parking ♦ Delightful rear garden ♦ Detached former coach house ♦ NO CHAIN ♦ EPC E

Description

An elegant period three double bedroomed detached house located in the heart of Farndon Village backing onto the historic Farndon church. This delightful home has three reception rooms, breakfast kitchen, two shower rooms and a useful cellar. To the outside is a detached former coach house with hayloft, off road parking and pleasant rear garden and terraced area.

Entrance Hall

Tiled floor. Door to cellar. Radiator with cover.

Cloakroom

Victorian style WC and hand wash basin. Part tiled walls. Tiled floor. Radiator.

Utility Room

Range of wall and base units with marble effect work surface above and circular sink with mixer tap. Space for washing machine and dryer. Floor to near ceiling cupboards. Worcester gas fired boiler. Window to front. Farmhouse style door to side, tiled floor.

Cellar

Stairs down to cellar/workshop room.

Hall

Open staircase to first floor. Radiator.







Breakfast Kitchen

Range of wall and base units with marble effect work surface above and stainless steel sink unit with mixer tap. Belling electric cooker and Hotpoint microwave. Inglenook fireplace with base units with Smeg four ring gas hob and extractor above. Tiled splashback. Built in base unit and cupboard. Fitted Welsh dresser unit with storage below. Window to front. Radiator.

Sitting Room

Feature fireplace with inset log burner, exposed brickwork, tiled hearth and ornate marble surround. Coved ceiling. Window to side, window to rear and window to garden room. Two radiators.

Dining Room

Living flame gas fire with marble back and hearth with wood surround. Fitted bookcase unit. Window to side and window to garden room. Radiator.

Garden Room

Double glazed windows to two sides with part double glazed French doors to rear. Tiled floor.

First floor Landing

Window to front. Access to loft. Radiator.

Bedroom One

Window to side and one to rear. Ornate Georgian style feature fireplace with surround. Fitted wardrobes. Two radiators.

Bedroom Two

Window to front. Edwardian style feature fireplace with wood surround. Fitted wardrobes and range of fitted drawers and cupboards. Radiator.

Bedroom Three

Window to rear and one to side. Radiator.



Main Shower Room

Walk in shower, low level WC and large hand wash basin with mixer tap and vanity unit below. Part tiled walls. Frosted window to front. Built in airing cupboard housing hot water cylinder. Tiled floor. Large wall mounted heated towel rail.

Shower Room

Corner shower, low level WC and handwash basin with mixer tap and vanity unit below. Tiled walls. Window to rear. Wall mounted heated towel rail.

Outside

To the side off the house is a gravelled driveway offering off road parking for several vehicles.

Former Coach House

There is a detached former coach house to the side of the property. It now offers a single garage with double doors to the front. Window and door to side. Power and light. There is an old hayloft above to the first floor with hatch to front. There is an attached coal shed to the side.

Rear Garden

There is a delightful rear garden, with a raised lawned garden area and a vegetable garden with garden shed. There is a large brick laid terraced area with raised beds with a gate to the church.

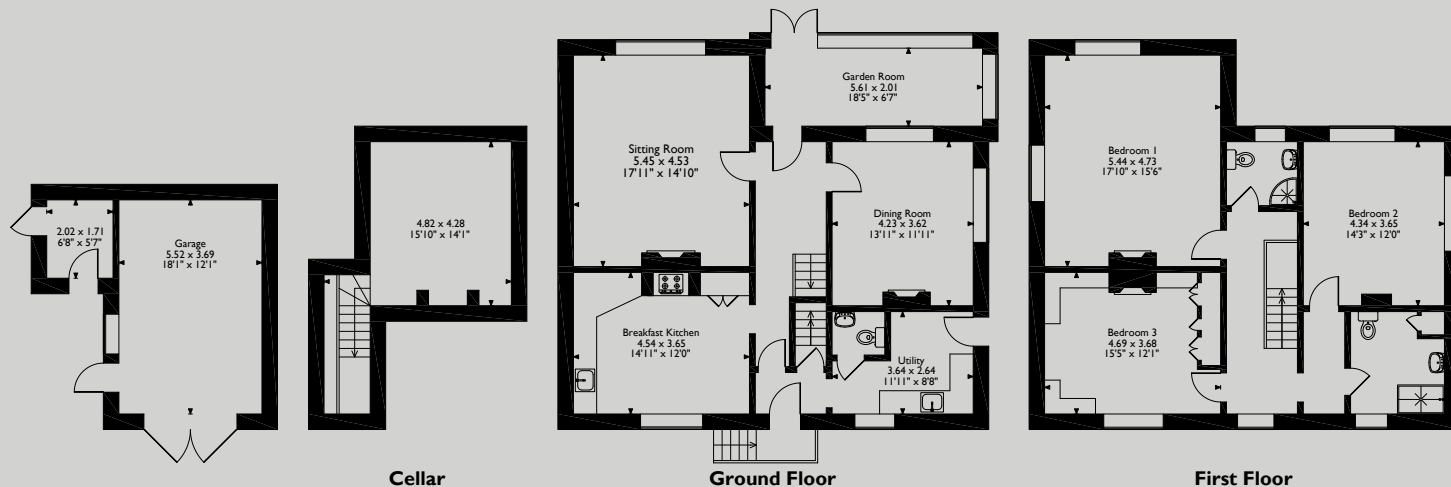
Property Information

The council tax is band F. We understand the property is freehold, with mains water, electricity and mains drainage connected. Gas fired central heating and hot water.



Floorplans

Approximate Gross Internal Area
 Main House = 200 Sq M/2152 Sq Ft
 Garage/Outbuilding = 24 Sq M/258 Sq Ft
 Total = 224 Sq M/2410 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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