







# Croco Cottage Chester Road

Holmes Chapel

An impressive 3 or 4 bed barn conversion in idyllic village setting near school. Over 2200sqft with large garden studio. Spacious living kitchen, cosy lounge with log burner, modern bathroom, ample storage, and garden with fire pit and pond view.

Council Tax band: F

Tenure: Freehold

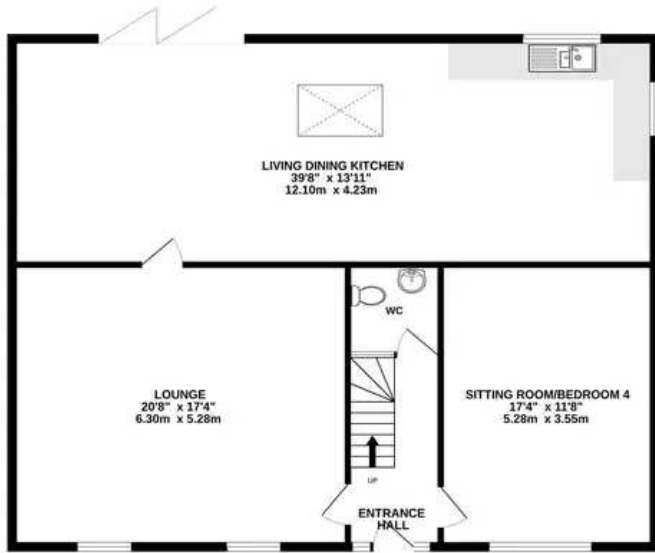
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

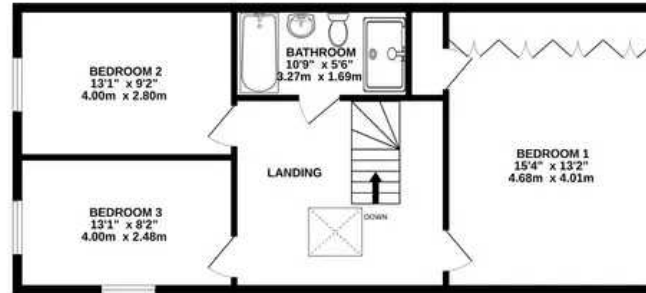
- A superb barn conversion within easy walking distance of the village
- Stunning living kitchen diner stretching nearly 40ft
- Three or four good double bedrooms
- Flexible living accommodation stretching more than 2200 square feet
- A lovely lounge with beams and log burning stove
- Driveway parking and a large storage shed/garage
- A brilliant garden studio with deck and pond in front



GROUND FLOOR  
1233 sq.ft. (114.6 sq.m.) approx.



1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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