









# The Butts, Smithy Lane

Great Budworth village

An exceptional opportunity in the heart of the village conservation area, a large detached house within lovely landscaped gardens and grounds of just over 1.2 acres, boasting nearly 3000 square feet of versatile living space, offering ample room for comfortable living and entertaining and providing great scope for alteration and further enlargement.

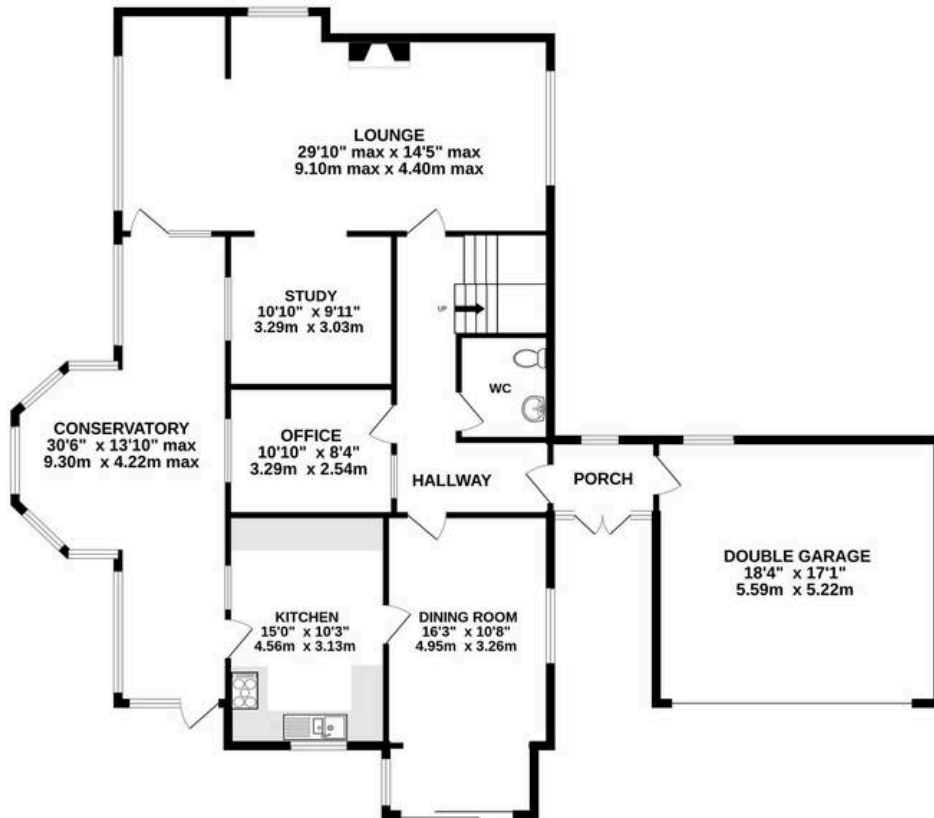
Council Tax band: G

Tenure: Freehold

- Large detached house in over 1.2 acres, in the heart of the village conservation area
- Near 3000 square feet of floorspace
- Driveway parking for several vehicles plus a double garage
- Great potential for extension and reconfiguration (STPP)
- Four double bedrooms and three bathrooms
- A brilliant opportunity, not sold for more than 40 years



GROUND FLOOR  
1752 sq.ft. (162.8 sq.m.) approx.



1ST FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 2953 sq.ft. (274.3 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.

Made with Metropix ©2024





## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.