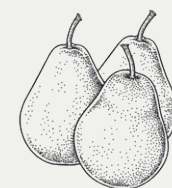






Just a short walk from the River Weaver, as it wends its way alongside some of Cheshire's most picturesque and peaceful villages, discover a characterful, period home, updated for modern living, in the friendly setting of Acton Bridge.



Country Cottage Charm

Nestled within spacious gardens, permeated by maturely planted borders, Cliff Cottage has an air of seclusion about it. Like a traditional Cheshire longhouse, with its fresh, white painted brickwork, Cliff Cottage emanates mid 19th century chocolate box charm. Originally three farm cottages, built for labourers working at nearby Acton Hall Farm, Cliff Cottage was converted into a spacious family home in the 1960s, and retains to this day its traditional latched doors and exposed beams.

Sense the separation as you pull through the entrance and alongside the expansive and private front garden. Plenty of parking for several vehicles is available on the large driveway, with single car parking available in the double garage, which has been part converted to create a handy utility room within. The garage also offers an abundance of storage.

“Cliff Cottage appears on Ordnance Survey maps since 1870; it is one of the oldest houses in Acton Bridge.”





Bringing the Outdoors in

A contemporary front door with obscured glass panels provides access to the entrance hall, where you are transported immediately back outdoors, via the full height window overlooking the rear garden ahead, reinforcing the rurality of the setting.

On the right, sneak a peek at the handy utility room to the rear, where there is space for fridges and freezer alongside plumbing for a washer and dryer. Shelving provides storage, whilst there is also a sink and direct access out to the garden. There is also a useful downstairs WC.

Connect through from the utility room to the garage, which can accommodate a car but is also useful for storage. With windows offering views out over the garden, consider the potential to convert this space into an additional room.





Sociable Living

Contemporary with classic cottage character, the Cheshire pine kitchen features a large double Belfast sink, Quooker instant boiling tap, full length fridge, microwave and Neff oven alongside a five-ring gas hob, and second Neff oven. Engineered oak flows out underfoot, warmed by underfloor heating.

With a sociable peninsula unit, and views in every direction, the kitchen opens up into a versatile large garden room, ideal for sociable dining and relaxation. Bifold doors open, connecting the indoors with the wraparound garden, ideal for summer barbecues and entertaining.

"We spend a lot of time in this room. You see a wide variety of birds, it faces south, and the sunsets can be fantastic!"

Feast Your Eyes

Oak and glass double doors open up into the formal dining room, where, accompanying the structural heavy beam, the joists overhead are painted white for a fresh, airy feel. A bright room, light flows in from a large window to the front. Throughout the home, alcoves, formerly fireplaces from when Cliff Cottage was three homes, take on a new identity as quirky cupboards and bookcases, providing handy storage.

From the dining room follow the easy flow of this home through into the snug where uniquely laid oak parquet flooring features underfoot. Blush pink shades mingle with neutral white for a warm ambience in this cosy snug, a peaceful, quiet room, ideal for reading or perhaps as a playroom for young children. Views extend over the rear patio and garden.

Make your way along into an inner hallway, off which there is a second downstairs WC with wash basin, leading on to a storage room laid in quarry tiles underfoot and containing the CH boiler.

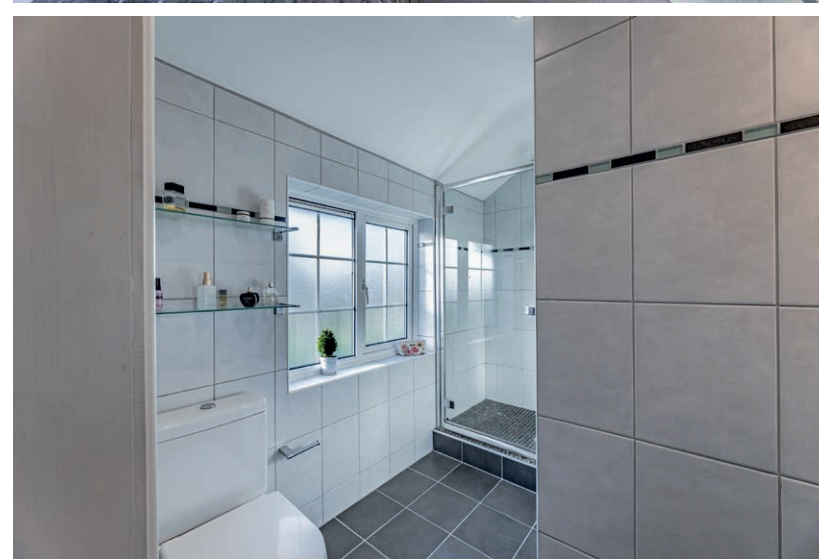




Relax and Unwind

Tucked away at the end of the home, seek refuge in the cosy yet spacious lounge, where carpet extends underfoot and light streams in through windows to three sides, highlighting the peace and privacy of this home, with views out to the lush green garden. In winter, the warmth from the multifuel stove creates a toasty ambience, whilst in the summertime French doors offer instant access out into the garden.





Sleep Tight

Ascend the stairs, leading up from the hallway to the first-floor landing, arriving at the master bedroom on the right. A bright and bountifully sized bedroom with integral fitted storage cupboards, the decor lends a spacious airiness to the room. With far reaching views to both sides in the direction of Warrington to the front, and over the fields to Crowton and Kingsley to the rear, this bedroom aptly demonstrates the blend of rurality and accessibility that makes Cliff Cottage so special.

Fitted in 2010, there is also a great sized ensuite, fully tiled and furnished with shower, wash basin and WC.

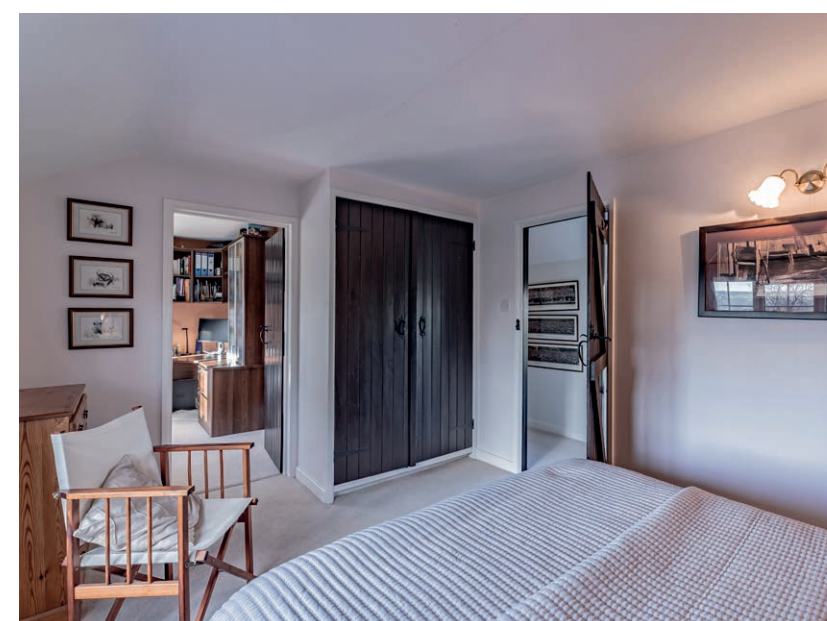
Room for All

Returning to the landing, make your way along in the opposite direction, passing a large airing cupboard en route to the second of the four bedrooms at Cliff Cottage. Light and bright, birdsong fills the room from the open window to the rear, overlooking the tree stippled garden.

Follow the landing along; unlike longhouse properties of this period, Cliff Cottage is refreshingly light filled, a serendipitous combination of well-placed windows and positioning.

A third double bedroom, also overlooking the rear garden and fields beyond, is spacious and bright, with access through to the fourth bedroom. It has a large cupboard storage space. The fourth bedroom is currently serving as an office, with fitted desk and shelving, this versatile room also looks out over the rear garden and can also be accessed from the landing.

Guests can enjoy the comforts of the contemporary family bathroom. Fresh, modern tiling, warmed by underfloor heating, combined with the crisp white bath with overhead shower, towel radiator, wash basin and WC provide a room made for relaxation.





Sunshine, Shelter and Shade

With paved patios to the side and rear of Cliff Cottage, you can follow the sun around the garden. Established hedging wraps around the boundary of the garden, with well-stocked borders to the rear, providing privacy and security for children and pets. Mature trees offer welcome shelter and shade during the summer months, whilst the grand size of the garden with its large, flat lawn, ensures there is still plenty of opportunity to bask in the sunshine, or for garden lawn-based activities.

Admire the handsome hazel pear tree, its roots connecting to the history of Acton Bridge itself; a village renowned for growing this particular tree, whose inedible fruit was boxed and shipped to Manchester, where it was used to dye army fatigues that familiar shade of khaki during World War I. Two or three years ago, a graft of the hazel pear tree at Cliff Cottage was requested, and granted, to be planted in the heritage wood in nearby Weaverham.

Fruit trees are in plentiful supply at Cliff Cottage, with a collection of apple, plum and damson trees found to the rear and four eating and crab apple trees to the front. With a greenhouse and raised vegetable beds, the garden at Cliff Cottage is ideal for those wishing to grow their own.

Watch for signs of spring in February as the snowdrops peep through, soon chased by a mass of colourful crocuses before the daffodils make their entrance in March and April. Open views extend from the garden, in the direction of Norley and Crowton.



Out and About

A rural refuge, Cliff Cottage is a secluded sanctuary, nestled in a village popular with walkers, cyclists and equestrian enthusiasts. Footpaths, cycle routes and hacking trails can be found in abundance, with well documented guides covering the local area and the River Weaver just half a mile away.

A thriving village with an active WI group, Acton Bridge's parish rooms host an array of activities and groups including the art society, snooker and billiards, beading club, Tae Kwando and Scottish dancing. Acton Bridge Village also has its own tennis courts and bowls green. Equine enthusiasts will be perfectly at home, with stables and liverys in the locale.

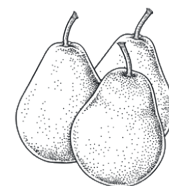
For shops and other amenities, the popular village of Weaverham is minutes' away by car, home to a pharmacy, Coop, Tesco, opticians, baker, butcher, hairdressers, ironmonger, barber and takeaways.

With its fantastic flow, spacious bedrooms, large garden and versatile layout, Cliff Cottage is a home made for young families with an interest in the outdoors, and who can take advantage of the excellent educational establishments in the local area.

Local schools available include Weaverham High School – just five minutes' away – primary schools are in Crowton, Norley and Little Leigh, whilst in nearby Hartford you can find independent school The Grange, currently celebrating its second consecutive year ranked as fifth best independent secondary school in the North West, by the Sunday Times' Parent Power Schools Guide 2024. Sir John Deane's Sixth Form is also nearby.

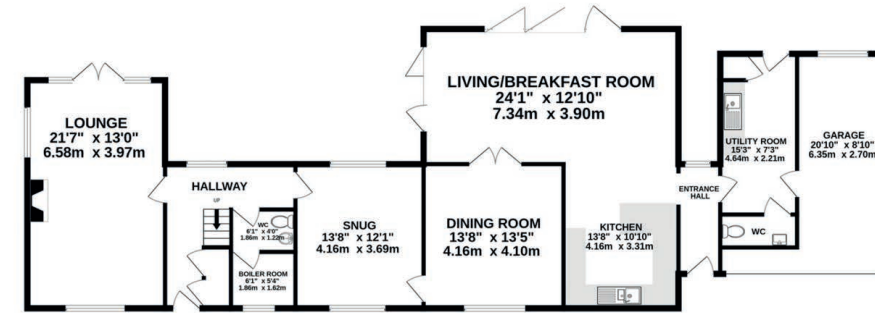
A characterful period home, blending traditional, practical comforts with quirky charm and contemporary convenience, Cliff Cottage is a versatile home, in the heart of the tranquil Cheshire countryside.

** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. **

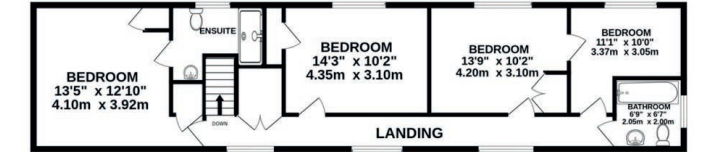




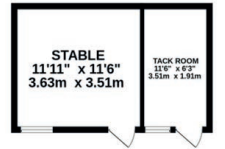
GROUND FLOOR
1621 sq.ft. (150.6 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



OUTBUILDINGS
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 2669 sq.ft. (248.0 sq.m.) approx.

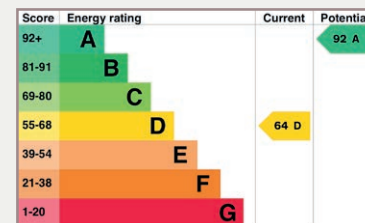
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Cliff Cottage, Cliff Road, Acton Bridge CW8 3QP

Specifications

- Beautiful Acton Bridge location
- 2669 square feet, including outbuildings
- Blend of character features and contemporary living
- Open plan kitchen-dining-living area
- 3 further reception rooms
- 4 bedrooms
- Splendid views of the Cheshire countryside

See Phil's
Video
Tour



Unable to locate the property?
Try [what3words](#)

 leafing.etchings.silly

Ask the Owners

Where do you go when you need...



Groceries?

The Co-op in Weaverham



A walk?

Dutton Locks on the River Weaver



A bite to eat?

Hazel Pear in Acton Bridge



A day out with the family?

40 minutes' drive to Chester



School?

The Grange School and Norley
Primary School



A local pub?

The Hanging Gate in Weaverham
or Hare and Hounds in Crowton



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