



BIRCH BANK

CUDDINGTON

INTO THE WOODS



Head into the woods and leave the hustle and bustle behind at Birch Bank, where rustic charm, cottage comfort and outdoor living combine in contemporary fashion. Peacefully nestled off leafy Waste Lane, a single track, private road, Birch Bank is set back along a gated driveway.

Parking is plentiful along the driveway, with an EVC point and a larger than single detached garage also available. Served by its own separate power supply, there is the potential to convert the garage to an airbnb, home office or annexe for dependent relatives – subject to the relevant planning permissions.

“Turning into the lane, you instantly feel at ease in the calming and relaxing surrounds.”

A former railway workers’ cottage, for the low-traffic Manchester-Chester railway line, which trundles infrequently past, Birch Bank has been impressively extended in width and length over the years to offer comfortable four-bedroom family living.

Manicured lawns and maturely planted borders add to the cottage-in-the-woods charm of Birch Bank, following the paved pathway to the front door, where an open Cheshire porch provides a place to shelter and admire the peace and quiet.

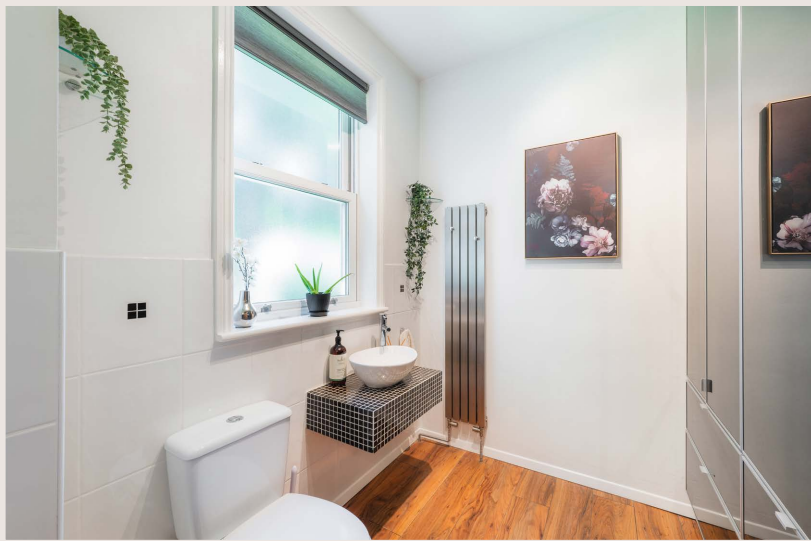


A WARM WELCOME

Step inside, onto the engineered wood-effect flooring, continuing throughout the ground floor.

Storage is in plentiful supply in the cloakroom. Light and spacious, the window here is fitted with remote-controlled blinds, whilst a wall of fitted wardrobes and drawers offers storage for shoes and coats. Warmth emanates from the chrome radiator, a contemporary upgrade to this period home, whilst a wash basin and WC are also available.

Additional storage can be found in the storage cupboard, also located in the entrance hall.



Evoking the essence of the outdoors, forest green and fresh white embellish the walls of the large and light-filled lounge to the left, where engineered wood flooring flows out underfoot and a horizontal Gazco Studio 22 real-flame fire fills the room with warmth.

Tall windows look out to the garden on one side, bringing the countryside setting into the heart of everyday living. A trio of internal windows invites borrowed light through from the dining room beyond.





RELAX & UNWIND

To the right of the front door, a second sitting room can be found; snug and bright, with views out over the tree-fringed front garden captured by windows dressed with remote controlled blinds.

Decorated in pale blue tones, a remote controlled vertical Gazco Studio 1 fire creates a cosy ambience. An ideal family room, a doorway connects conveniently through into the spacious family kitchen.



Stout beams hint at the heritage of the home, whilst modern cream cabinetry, granite worktops and a full fleet of integrated appliances ensure the contemporary comfort of this kitchen can be in no doubt.

Furnished with two Neff ovens, gas hob, microwave, American-style fridge-freezer, further fridge and dishwasher, all you need to feed family and friends is at hand. Copious drawers provide abundant storage in the central island, whilst beyond the main functional kitchen area, a large dining room is flooded with light from a series of skylights overhead.



WINE & DINE



Feature pendant lighting creates a stylish dining experience from above, whilst the impressive sliding doors preserve the phenomenal views out over the patio and mature garden, seasoning mealtimes with a taste of the outdoors.

Ideal when entertaining, slide back the doors and invite the party outside for al fresco dining, summer barbecues and other social gatherings.

Off the kitchen, additional storage can be found in the stylish and spacious utility room, alongside plumbing for a washing machine and space for a separate dryer. Elegant pendant lighting transforms even the most functional of spaces into a luxurious interlude.



A MASTERPIECE

Ascend the staircase to the first-floor landing, where above, there is access to the boarded loft via a pull-down ladder, and where light floods in through a Velux window. From the landing, make your way through into the master bedroom, a bountiful and bright room, with glorious views out over the garden visible from the bed.

A wall of fitted, mirrored, custom-made wardrobes amplify the light flowing in through the window, providing all-season storage. There is also a bespoke dressing table, situated next to the window and bathed in light.

Serenity awaits in the spa-style en suite, warmed by underfloor heating, fully tiled to the walls and floor, and suffused in light from the large window, fitted with remote operated blinds, overlooking the garden. Admire the garden views from the push-button controlled, walk-in wet room shower, fitted with powerful rainfall head and handheld attachment. There is also a WC, wash basin, heated towel rail and LED touch sensor mirror, alongside a large linen cupboard.





SOOTHE YOUR SENSES

Borrowing from the fresh palette seen on the ground floor, ahead from the top of the stairs, the bathroom is dressed in foliage green. Soak away the aches in the bath, furnished with shower over, and also fitted with wash basin, vanity unit storage, WC and heated chrome towel radiator.

Soft shades of green add a soothing vibe in the large and light double bedroom next door, where a wall of white fitted wardrobes offers plenty of storage, and views stretch out over the leafy surrounds.



Along the landing, turning right from the top of the stairs, a third double bedroom awaits, cosily carpeted underfoot in light grey and awash with light from windows, overlooking the enchanting garden to two sides.



Next door, currently serving as a home office, a fourth bedroom could be perfect as a nursery, with space for a cot or double bed and with leafy views out over the trees to the side.



SUNSHINE, SHELTER & SHADE



Landscaped and offering different outdoor ‘rooms’ for exploration, accessed via winding paved pathways, the garden beckons. Relax and unwind beneath the shelter and shade of the pagoda, where rambling vines of honeysuckle and wisteria swell with blossom in the spring and summer. Ideal for entertaining, the hot tub currently in situ is the perfect place for a glass of fizz with friends beneath the twinkling lights.

In springtime, the mature borders filled with blossoming bulbs erupt in a carnival of colour, a carpet of snowdrops, crocuses and daffodils followed by bluebells.

Autumn brings with it the promise of a rich harvest, as the medley of fruit trees and berry bushes offer up their yield of apples, damsons, blackberries and raspberries.

The large lawn is the perfect playground for children, with plenty of space for cartwheels and kicking a football. Spectacular throughout the seasons, young and old alike can enjoy the enchantment of the small area of woodland to the front of the home.



"It feels like you are in the middle of nowhere, but everywhere is within easy reach in reality."



DELIGHTS ON YOUR DOORSTEP

A home in harmony with the great outdoors, step outside and enjoy a stroll, cycle or jog along the Whitegate Way and into Delamere Forest.

A ten-minute walk down the lane leads you to the local, family friendly pub and train links from Cuddington Station, where you can commute to Manchester within 40 minutes, or enjoy dinner and drinks in Chester in a mere 20 minutes.

At the top of the hill, a row of shops offers a wide selection of groceries and essentials, from sourdough bread to local farm produce, with a grocer, barbers and the popular Chatwins bakery.

Families are well placed, just a short distance from Cuddington Primary School, with local school bus services running nearby. Cuddington also features a park, with areas for football games, picnic tables and a playground. Nearby Norley also offers primary school provision, whilst for secondary and further education, Weaverham High School, The Grange School in Hartford and Sir John Deane's Sixth Form College are also within easy reach.

For leisure, there are several golf clubs on the doorstep including Sandiway, Delamere and Royal Abbey Golf Clubs. The Portal Hotel and Golf Club, located just outside Tarporley also has outstanding facilities including a gym. Just a short drive from Birch Bank, discover some of the finest pubs and bars Cheshire has to offer.

Nearby Northwich is just ten minutes away by car, offering a range of entertainment and shopping facilities including a cinema complex, retailers, a Waitrose and Sainsbury's.

A home in constant connection with its picturesque surroundings, versatile, tranquil living areas meet with serene garden spaces to offer the ultimate country retreat – all in easy reach of city conveniences, at Birch Bank.

Ask the Owners

Where do you go when you need...



Groceries?

Premiere Stores in Cuddington



A walk?

There are lots of nearby walks including Delamere Forest or the Whitegate Way



A bite to eat?

The Fishpool, Delamere



A day out with the family?

Manchester or Chester



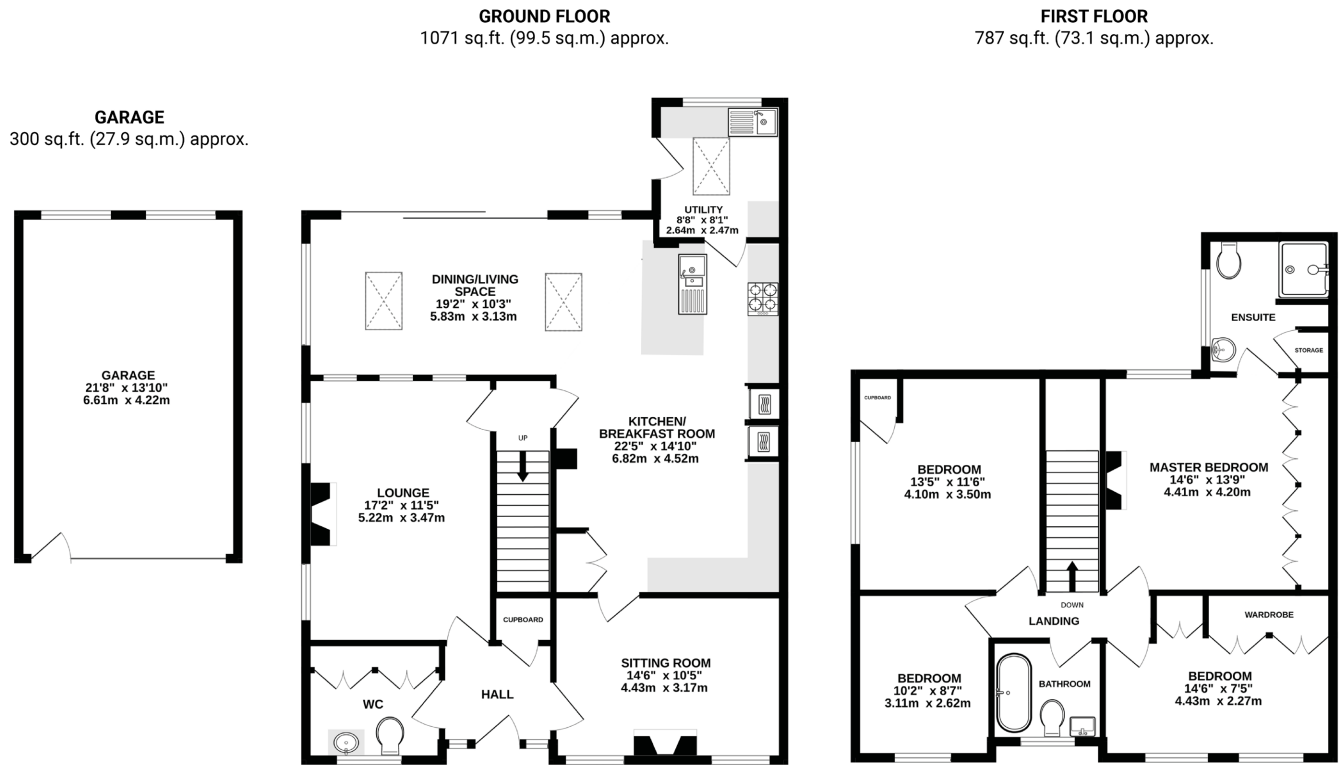
School?

Cuddington Primary School, Weaverham High School or The Grange



A local pub?

The White Barn, Cuddington



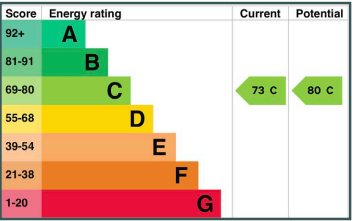
TOTAL FLOOR AREA: 2158 sq.ft. (200.5 sq.m.) approx.
EXCLUDING GARAGE: 1858 sq.ft. (172.6 sq.m.) approx.

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.

Specifications

- Idyllic, private location
- 1858 square feet of internal living space
- Characterful features
- Extended, open-plan Kitchen
- 4 bedrooms, 2 bathrooms
- Landscaped gardens
- Detached garage
- Excellent local walking routes
- Conveniently placed for nearby amenities and transport/commuter links

See Phil's
Video
Tour



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