



The Blossoms

Bent Lane, Crowton, Northwich, CW8 2RJ

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Guide Price - £350,000

"The Blossoms" is a spacious three-bedroom detached bungalow nestled within beautifully maintained gardens and an expansive plot totalling 1.75 acres. The property is subject to an Agricultural Tie, restricting occupation to individuals primarily employed in agriculture, which includes forestry.

The accommodation features a generous sitting room, dining room, kitchen, utility area, rear entrance porch, three bedrooms, and a bathroom. Outside, the property boasts a deep lawned frontage with landscaped borders, ample off road parking leading to a single garage, and a rear patio garden. Adjacent to the property is additional paddock land extending to the side and rear.

LOCATION

Situated in the sought-after village of Crowton in Cheshire, "The Blossoms" enjoys proximity to neighbouring villages such as Kingsley, Acton Bridge, and Norley. Comprehensive amenities can be found in nearby Northwich, and renowned local schools include Crowton Primary, Norley Primary, and Weaverham High School. Private education options are available at The Grange in Hartford and Kings and Queens of Chester. Commuters benefit from convenient access to the North West's commercial centres via the nearby A49, connecting to the M56 motorway and beyond.

APPROXIMATE DISTANCES

Acton Bridge Station – 1.1 miles

Cuddington Station – 2.1 miles

Delamere Station – 2.9 miles

Liverpool John Lennon Airport – 18.3 miles

Manchester International Airport – 20.4 miles





ACCOMMODATION

Entrance approach from the driveway to the rear of the property leading to the entrance porch.

ENTRANCE PORCH

Double glazed door, timber frame windows and an inner door through to the kitchen.

KITCHEN

Fitted with a range of wall, base and drawer units, single drainer sink unit, mixer tap over, extractor unit, tiled splash backs, wall mounted electric radiator,

double glazed window to rear, door through to the dining room.

DINING ROOM

Double glazed window to side, wall mounted electric radiator, walk in storage room, airing cupboard, door to lounge.

SITTING ROOM

Large formal sitting room with a double glazed window and French doors to front, open fireplace, two wall mounted electric radiators. Door to inner hallway.



INNER HALLWAY

Leading to all bedrooms and bathroom.

BEDROOM 1

Double bedroom with double glazed windows to front and side, wall mounted electric radiator.

BEDROOM 2

Double glazed window to rear, wall mounted electric radiator.

BEDROOM 3

Double glazed window to front, built in wardrobes, wall mounted electric radiator.

BATHROOM

Panel bath, electric shower over, WC and wash hand basin, part tiled walls, electric heated towel rail, double glazed window.



OUTSIDE

On approach, the property is well set back from the road enjoying ample off road parking which leads to a SINGLE GARAGE.

GARDEN

To the front of the property there is a deep set lawned garden enjoying stocked retained borders. To rear there is a patio garden and two storage sheds.

OUTBUILDINGS

Outside WC.

LAND

There is an additional paddock to both side and rear of The Blossoms.

SERVICES

Mains, water, electric, drainage.

COUNCIL TAX

C

EPC

F

DIRECTIONS

Sat Nav CW8 2RJ

Whats3words

//dangerously.paddock.organist





VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

DEVELOPMENT OVERAGE

The vendor reserves the right to claim an overage arising from the grant of Beneficial Planning Consent for more than one unit obtained for residential use, at a rate of 30% of any uplift in land value for a period of 20 years from the date of completion.



SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



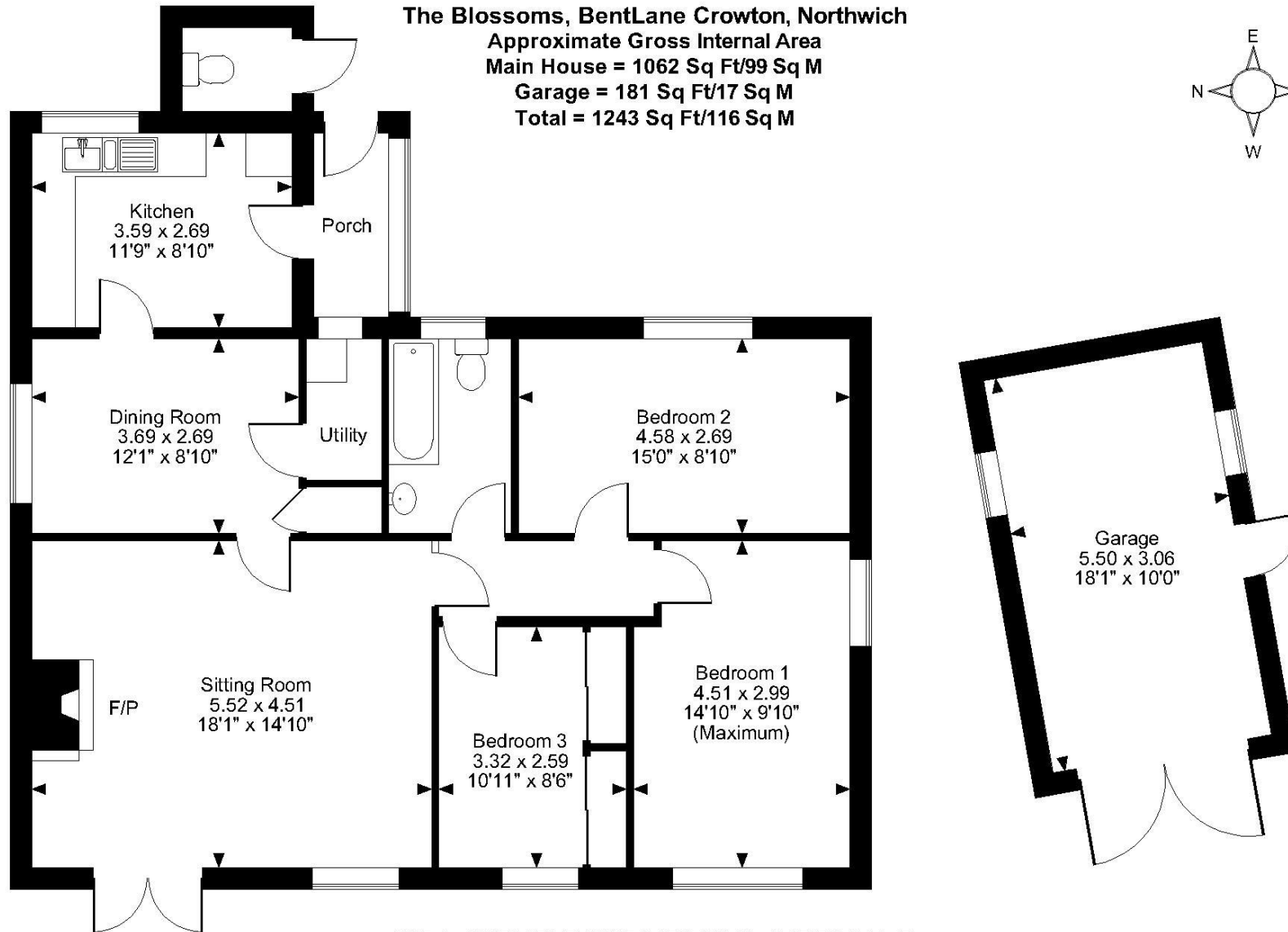
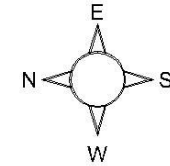
The Blossoms, Bent Lane Crowton, Northwich

Approximate Gross Internal Area

Main House = 1062 Sq Ft/99 Sq M

Garage = 181 Sq Ft/17 Sq M

Total = 1243 Sq Ft/116 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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