



## Maen Melin

Holmes Chapel Road, Lach Dennis, Northwich, Cheshire, CW9 7SZ



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Northwich, Cheshire, CW9 7SZ

Offers Over - £600,000

This exceptional four-bedroom detached family home is located in the highly desirable area of Lach Dennis, Cheshire. Thoughtfully extended by the current owners, the property now boasts expansive living spaces, complemented by beautifully landscaped gardens, a generous patio, a feature koi pond, and an outdoor kitchen, ideal for entertaining. The ground floor offers a welcoming entrance hall, a bright lounge, a cozy snug, a versatile playroom, and an impressive open-plan kitchen with dining area. Additional spaces include a utility room, a home office, a shower room, and a gym, providing comfort and functionality for modern family living. Upstairs, the first floor features four spacious bedrooms, including a luxurious master suite complete with a dressing room and an en-suite bathroom. A contemporary family bath and wet room serve the additional bedrooms, ensuring ample space and privacy for all.

## LOCATION

Lach Dennis is a picturesque and sought after village in the heart of Cheshire, known for its rural charm and close-knit community. Set amidst beautiful countryside, the village offers a peaceful lifestyle while remaining conveniently close to larger towns such as Northwich, Knutsford, and Middlewich. This location makes Lach Dennis an ideal spot for those seeking tranquillity without sacrificing accessibility.

Lach Dennis is well situated for commuting, with easy access to the M6 and A556, connecting residents to major hubs such as Manchester, Chester, and Liverpool. The nearby town of Northwich also provides convenient rail links. Close to charming market towns like Knutsford and Northwich, residents have access to an array of shopping, dining, and recreational options. The renowned Tatton Park and Delamere Forest are also within a short drive, offering outdoor activities and scenic escapes. Known for its excellent schools, quality amenities, and stunning rural surroundings, Lach Dennis is a highly desirable location for families, professionals, and retirees alike.







### **ACCOMMODATION ENTRANCE PORCH**

Double glazed door and window, tile flooring, inner door through to entrance hall.

### **ENTRANCE HALL**

Oak flooring throughout, stairs to the first floor landing, radiator.

### **SNUG**

Double glazed window to front, radiator.

### **PLAY ROOM**

Double glazed French doors to rear, radiator, cupboard housing the wall mounted central heating boiler.

### **LOUNGE**

Large formal lounge, double glazed window to front, feature cast iron burner, solid oak mantle and stone hearth, oak flooring, cupboard and fitted shelving, radiator.





## DINING KITCHEN

Kitchen area fitted with a modern comprehensive range of wall, base and drawer units plus breakfast bar, oak worksurfaces, stainless steel sink unit with mixer tap and instant hot water tap with boiler, Neff electric oven, Neff electric hob, extractor, integrated dishwasher, space for an American style dish/freezer, wine cooler, tile flooring.

Dining area having a continuation of the tile flooring, radiator and 5 bifold doors leading out to the rear patio and garden.

## UTILITY

Wall and base units, white sink unit with a mixer tap over, plumbing point for a washing machine, space for a tumble dryer, tile splash backs, skylight, radiator, oak flooring.

## STUDY

Double glazed window, oak flooring, radiator.

## GYM

Double glazed window and door to rear, oak flooring, radiator.

## GROUND FLOOR SHOWER ROOM

Shower cubicle with mains shower, W.C. and wash hand basin, heated towel rail, part tile walls, tile flooring, skylight.





## FIRST FLOOR LANDING

Double glazed window, access to the boarded, floodlit and insulated loft space.

## MASTER BEDROOM

Double glazed window, radiator.

## DRESSING ROOM

Fitted wardrobe furniture with hanging and shelf space, access to the second boarded loft space.

## ENSUITE BATHROOM

Comprising a raised double ended bath, shower cubicle with mains shower, W.C. and vanity wash hand basin, heated towel rail, part tile walls, double glazed window to rear.

## BEDROOM 2

Double glazed window, radiator.

## BEDROOM 3

Double glazed window, radiator.

## BEDROOM 4

Double glazed window, radiator.

## BATHROOM/WETROOM

Double ended tiled panel bath, mains shower, vanity wash hand basin, W.C., heated towel rail, double glazed window.







## OUTSIDE

Externally the property is well set back from the road, stone flagged driveway providing ample off road parking plus additional parking spaces alongside log store.

To the rear of the property is a good sized and immaculately presented lawned garden, two patio areas and outdoor kitchen with power and running water, feature 6ft deep koi carp pond with concealed spot lighting above, pump room and two large sheds with power.

## SERVICES

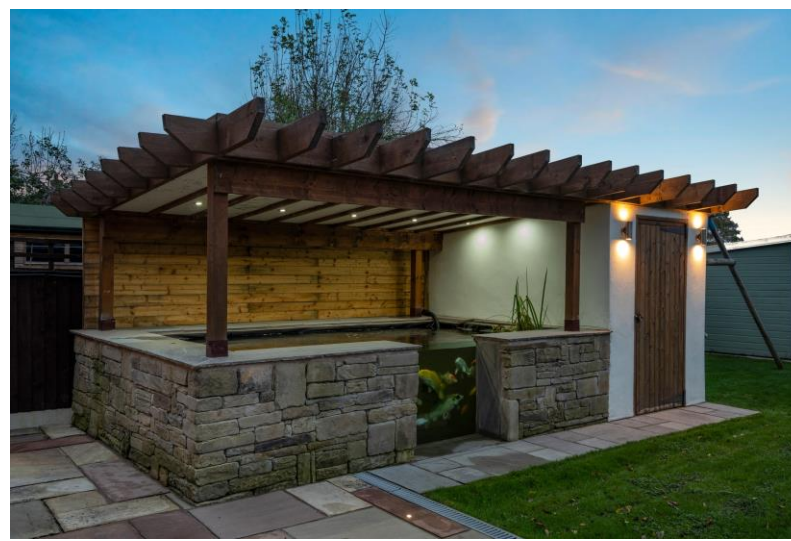
Mains electric, water and drainage.

## COUNCIL TAX

E

## EPC

C





## DIRECTIONS

Sat nav - CW9 7SZ

What3words - ///crumple.rider.sunshine

## APPROXIMATE DISTANCES

Knutsford – 6 miles

Chester – 21.1 miles

Manchester Airport – 24.3 miles

Liverpool Airport – 30 miles

## 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.

## SALE PLAN & PARTICULARS

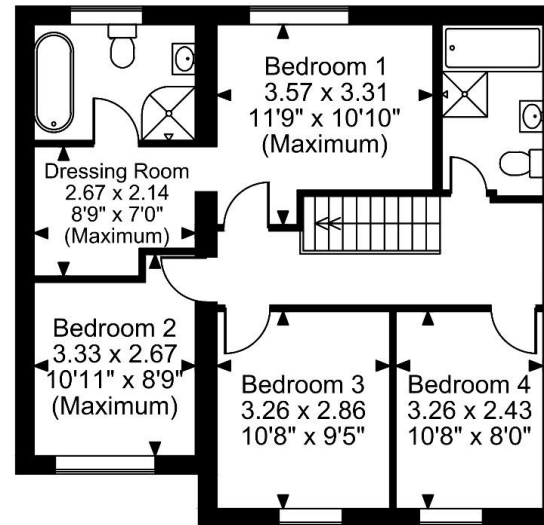
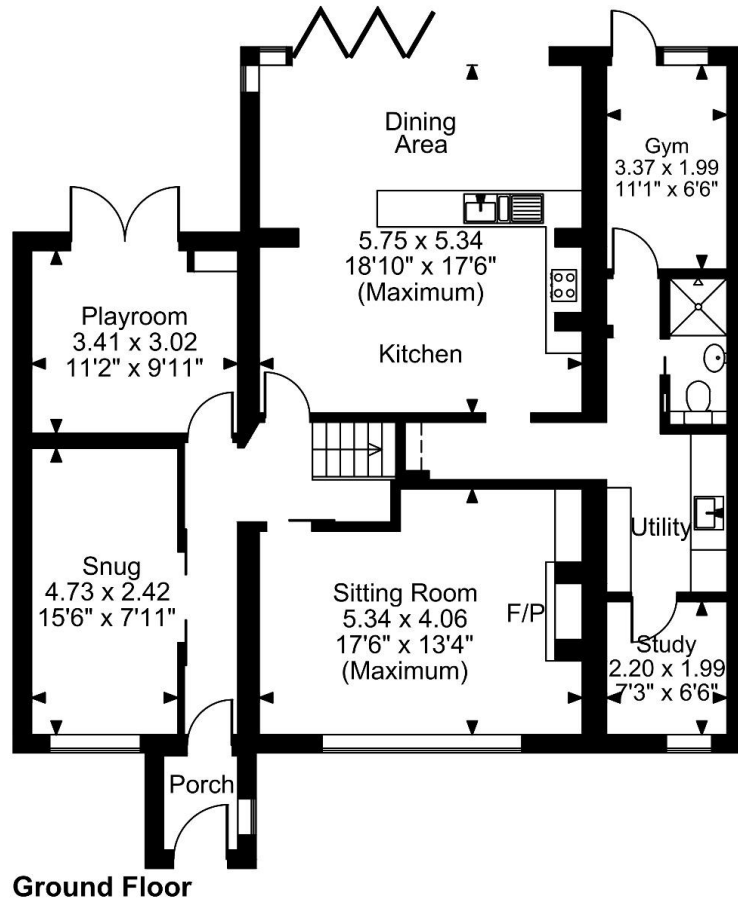
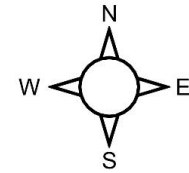
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes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

## DISCLAIMER

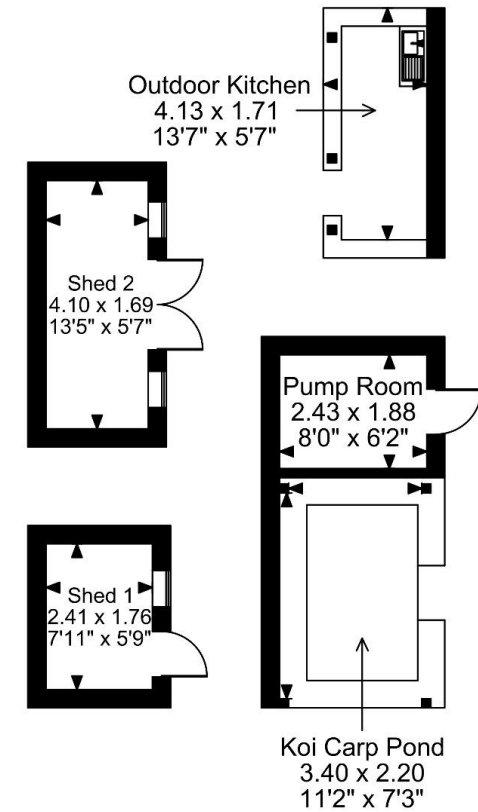
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**Maen Melin, Holmes Chapel Road, Lach Dennis, Northwich**  
**Approximate Gross Internal Area**  
**Main House = 1948 Sq Ft/181 Sq M**  
**Outbuilding = 246 Sq Ft/23 Sq M**  
**Total = 2194 Sq Ft/204 Sq M**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**