

Lewis
King



Wood Lane Farm Cottage Hollins Green, Middlewich, CW10

Guide price £325,000





Wood Lane Farm Cottage Hollins Green

Middlewich, CW10 0LA

- Charming Country Cottage
- Planning Number 23/4780C
- Views Over Open Countryside
- No Onward Chain
- Planning Permission Approved for Two Storey Rear Extension
- Three Bedrooms With Option to Turn into Four Bedroom
- Short Drive from Sandbach Town Centre
- Offers Invited

GUIDE PRICE £325,000 - £350,000 - PLANNING PERMISSION APPROVED FOR TWO STOREY EXTENSION INTO A FOUR BEDROOM HOME

This charming country cottage sits on a corner plot in an enviable location with views over open countryside on all sides, plus is only a 5-minute drive from Sandbach town centre offering convenience and serenity all wrapped up in one home!

Internally the property is accessed via a separate Entrance Hall with stairs leading to the first floor, with access from here to a large Lounge with a feature brick surround fireplace. To the rear of the property, you will then find a large Kitchen and a separate Sunroom. The ground is completed by a three-piece suite family Bathroom.

On the first floor there are three spacious Bedrooms, with both the master and second bedroom easily being large enough to accommodate double beds, while the third is a sizeable single bedroom.

Externally there is a classic country gate access with a path leading to the front door, while at the rear there is a gate large enough for vehicle access into the rear garden. At the rear there is a spacious garden area with a large brick outbuilding and decked seating area for enjoying the views over the surrounding fields.

Under Cheshire East Planning Reference: 23/4780C, there is approved planning for a double storey extension where the Sunroom is currently to create a large open-plan Kitchen/Diner across the rear of the property with bi-folding doors into the garden, and to create a new Master Bedroom and two new Bathrooms on the first floor above.

To arrange a viewing or for more information then please contact Lewis King Estate Agents at your earliest convenience!

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Ground Floor

Lounge 14'1" x 13'9" (4.3 x 4.2)

Kitchen 7'6" x 17'0" (2.3 x 5.2)

Sunroom 6'10" x 15'8" (2.1 x 4.8)

Bathroom 8'10" x 8'10" (2.7 x 2.7)

First Floor

Bedroom One 14'1" x 10'2" (4.3 x 3.1)

Bedroom Two 7'6" x 17'0" (2.3 x 5.2)

Bedroom Three 8'10" x 13'5" (2.7 x 4.1)

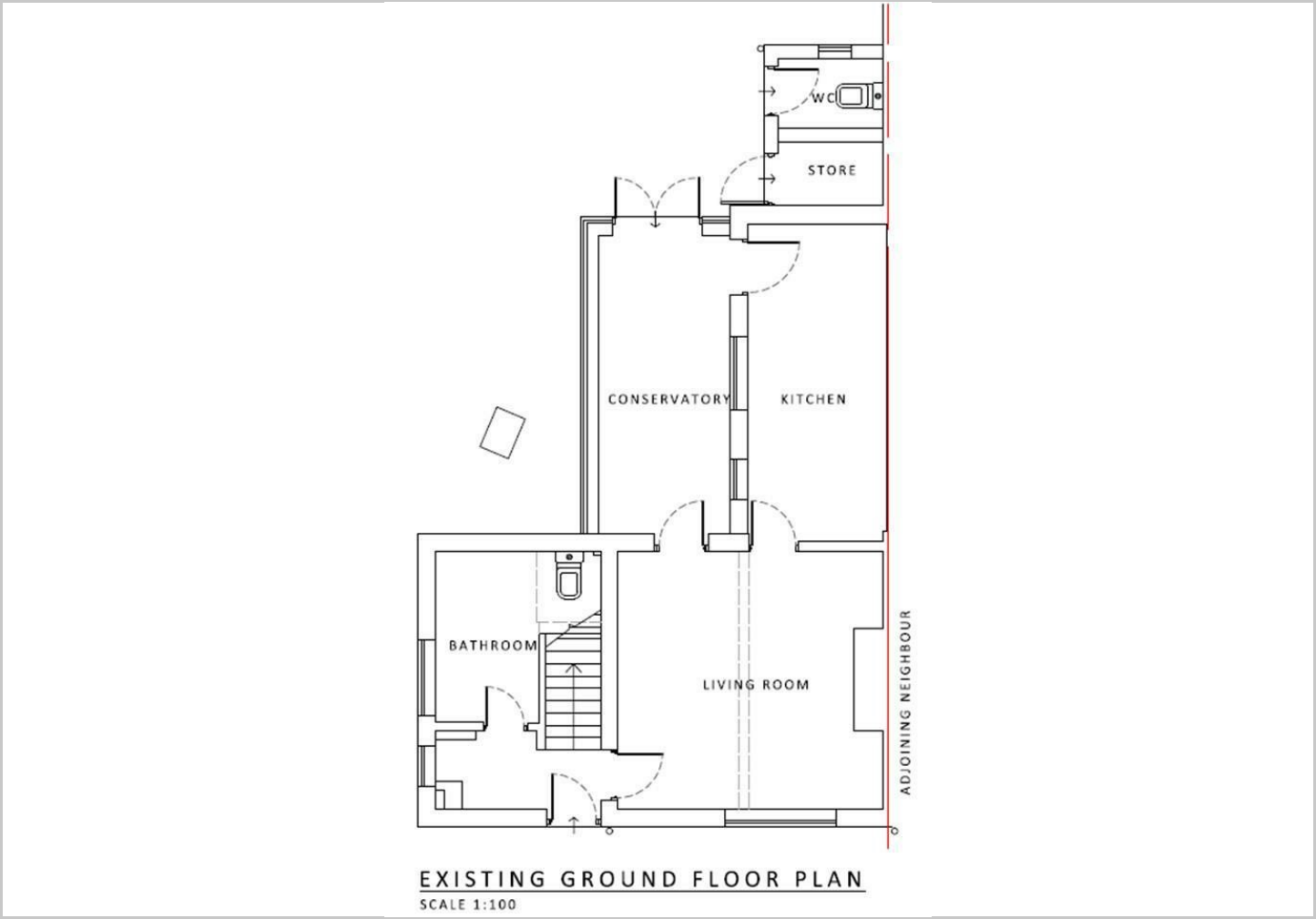


Directions





Floor Plans



Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

