



THE MEWS SOUTHBANK, GREAT BUDWORTH,

£850,000



Vincent James Estate Agents are delighted to present this three-bedroom converted shippin, perfectly positioned in the heart of the historic Cheshire village of Great Budworth. Blending character and comfort, this unique home enjoys far-reaching views over open countryside, generous private gardens, and the convenience of a driveway and detached garage.

Inside, the accommodation offers charm and practicality in equal measure. A welcoming hallway leads into a spacious lounge, while the kitchen diner provides the ideal setting for family meals and entertaining. The property also features three well-proportioned bedrooms and a family bathroom, with large windows throughout filling the home with light and showcasing the beautiful rural surroundings.

The large, private gardens are a standout feature, creating a peaceful retreat with ample space for relaxation and outdoor entertaining. From here, you can enjoy uninterrupted countryside views, reinforcing the idyllic lifestyle this home offers.

Great Budworth itself is a picture-postcard village, renowned for its historic black-and-white timbered cottages, welcoming pubs and strong sense of community. The area is surrounded by stunning countryside walks and is close to attractions such as Arley Hall and Gardens—famously used as a filming location for *Peaky Blinders*—as well as Marbury Country Park and the Anderton Boat Lift.

Despite its tranquil setting, the village is well placed for access to nearby towns such as Northwich and Knutsford, both offering excellent schools, shopping and dining. Transport links are also within easy reach, making

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Entrance Hallway

Accessed via front entrance door. Tiled floor. Doors to Lounge, Study, Kitchen Diner and Utility Room / WC.



Lounge

Double glazed window to the front elevation. Double glazed sliding doors to the rear elevation. Two double glazed windows to the side elevation. Laminate Flooring.



Utility Room / WC

Low level WC. Inset sink and drainer. Space for Washing Machine with Tumble Dryer above. Double glazed window to the front elevation.



Study

Double glazed window to the rear elevation.

Kitchen Diner

Range of wall, drawer and base units with worksurfaces above. Inset sink and drainer. High level double oven. Inset hob with extractor fan above. Integrated Fridge Freezer and Dishwasher. Space for American Fridge Freezer. Stairs to first floor. Door to Living Room.



Living Room

Double glazed window to the rear elevation. Double glazed French doors to the front elevation.



Landing

Doors to all bedrooms and bathroom.



Master Bedroom

Double glazed window to the rear elevation. Double glazed window to the side elevation. Radiator. Fitted wardrobes. Shower Area and WC.



Bedroom Two

Double glazed window to the rear elevation. Double glazed window to the side elevation. Fitted wardrobes.



Bedroom Three

Double glazed window to the front elevation. Laminate Flooring.



Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Tiled walls. Double glazed window to the rear elevation. Heated towel rail.



Externally

Driveway providing off road parking. Large patio area with lawned garden. Decked area leading to further lawned garden enjoying views over the Cheshire countryside.



Garage

Up and over door. Power & Light.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: G

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

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The Mews, Southbank.

DETAILS

Total area: 1799.52 sq ft
Living area: 1653.04 sq ft
Floors: 2
Rooms: 16

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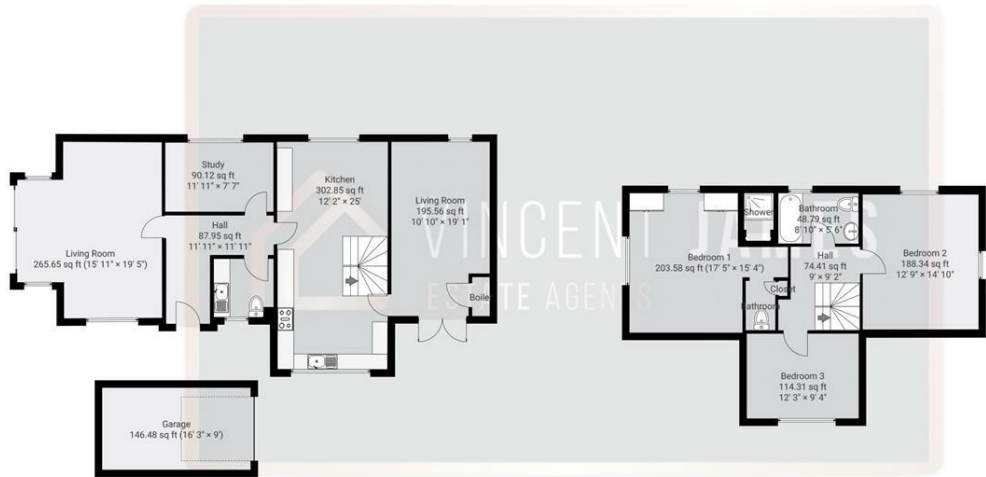
0' 4' 8' 12' 16' 20'
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▼ Ground Floor

TOTAL AREA: 1138.38 sq ft • LIVING AREA: 991.90 sq ft • ROOMS: 8

▼ 1st Floor

TOTAL AREA: 661.14 sq ft • LIVING AREA: 661.14 sq ft • ROOMS: 8



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	73
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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