



## Rose Cottage

Wimboldsley, Middlewich, CW10 0LW

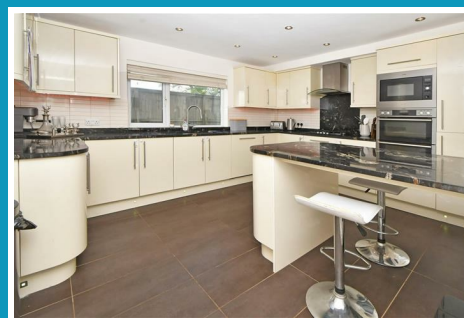
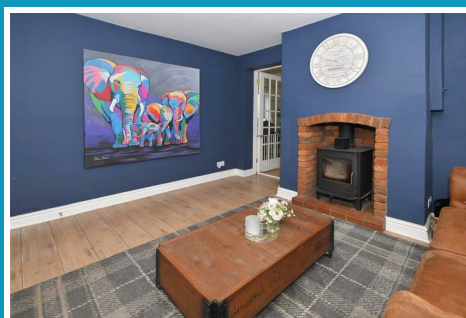
£650,000



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## Summary

Introducing Rose Cottage, a charming property located in the highly desirable and sought-after semi rural area of Wimboldsley. Surrounded by picturesque open countryside and delightful local walks, this peaceful retreat offers the perfect blend of tranquility and convenience.

This detached period cottage boasts four generously sized bedrooms, including a master bedroom with en-suite and balcony, as well as an additional shower room and family bathroom.

As you step through the front door, you are greeted by an inviting reception hallway leading to a well-appointed kitchen and utility room. The snug, complete with a cosy log burner, offers the perfect spot to unwind, while the through lounge/dining room is ideal for entertaining guests. The family room provides a touch of elegance to the space, making it truly versatile for any occasion.

Outside, the property offers ample parking with a driveway for several vehicles and a detached double garage. Situated on grounds extending to approximately 1.15 acres, the cottage provides a peaceful retreat with open views stretching beyond its borders.

Situated within easy access to the more comprehensive Towns of Middlewich and Nantwich, residents can enjoy an excellent range of shopping, educational, and recreational facilities. The property also benefits from close proximity to the motorway network system, Manchester International Airport, and local and intercity rail links, making it an ideal choice for those needing to commute or travel frequently.

With its idyllic setting and convenient location, Rose Cottage presents a wonderful opportunity to experience the best of countryside living while still being within reach of essential amenities. Don't miss out on the chance to view this beautiful property – schedule a viewing today.

## Wimboldsley, Middlewich

Step back in time and discover the charm of this beautiful detached period cottage located in the quiet village of Wimboldsley, just 2 miles outside of Middlewich.

Surrounded by the picturesque Cheshire countryside, this property offers a peaceful escape from the hustle and bustle of city life. Middlewich, a bustling market town, is within easy reach and provides access to a range of amenities and conveniences.

Explore the tranquil waters of the three rivers that converge in Middlewich - the Dane, Croco, and Wheelock - or take a leisurely stroll along the three canals that pass through the town. Families will love spending time outdoors, with plenty of opportunities for scenic walks and picnics.

For those who commute, Middlewich boasts excellent transport links, including the nearby M6 motorway. Crewe train station is also within easy reach, allowing for easy travel to London and beyond. Day-to-day shopping facilities, leisure centres, and sports clubs are also available, ensuring that all your needs are met

within close proximity.

Don't miss out on the chance to make this charming period cottage your home. Contact us today to arrange a viewing and start your journey towards enjoying the best of village life in Wimboldsley, Middlewich.

## Sales

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. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor

### Entrance Hallway

8'11" x 6'9" (2.74 x 2.08)

Step through the inviting entrance of this charming property, welcomed by tiled flooring and ample space for boots and coats.

### Open Plan Living & Dining Room

28'10" x 12'5" (8.81 x 3.81)

Large triple aspect, open plan living and dining room, flooded with natural light and boasting a charming gas fire. The room is perfectly accented with double patio doors leading out to the rear garden, ideal for enjoying the outdoors year-round. The beautiful wooden floors add a touch of elegance to the space, creating a warm and inviting atmosphere for family gatherings or quiet nights in.

### Family Room

21'7" x 9'3" (6.59 x 2.83)

Currently being utilised as a play room with picturesque views across the extensive garden, creating the perfect setting for entertaining guests or enjoying peaceful meals with loved ones.

### Glazed Link

9'8" x 6'5" (2.96 x 1.96)

Allowing natural light to flood through the glass roof and provides access between living room and the family room.

### Breakfast Kitchen

11'5" x 11'7" (3.48 x 3.55)

The kitchen boasts a range of wall and floor base units, tiled flooring and appliances, including an integrated dishwasher, fridge freezer, oven/hob. The highlight of the kitchen is the spacious island, perfect for preparing meals or enjoying a quick bite to eat.

### Snug

12'4" x 10'5" (3.76 x 3.20)

With a cosy log burner and open brick surround, complemented by wooden floors adding a touch of warmth and character.

### Utility Room

6'9" x 5'2" (2.06 x 1.58)

Offering the perfect space to house your washing machine and dryer. The added benefit of drainage to the tiled flooring makes it ideal for washing your pets following a run in the beautiful gardens.

Tel: 07778 908724

### Shower Room

7'1" x 5'6" (2.16 x 1.68)

Convenient ground floor shower room with three piece suite comprising of walk in shower.

### First Floor

#### Landing

5'11" x 12'4" (1.81 x 3.76)

#### Master Bedroom

16'8" x 12'5" (5.09 x 3.81)

Complete with inbuilt storage, en-suite bathroom, and a balcony offering picturesque views over the wonderful acreage and beyond perfect for those summer evenings.

#### En-Suite

9'1" x 5'8" (2.77 x 1.74)

With floor-to-ceiling tiling and a spacious walk-in shower, perfect for unwinding after a long day.

#### Bedroom Two

11'3" x 12'2" (3.45 x 3.72)

Double bedroom overlooking the front elevation.

#### Bedroom Three

12'5" x 6'6" (3.80 x 2.00)

Double bedroom overlooking the front elevation.

#### Bedroom Four

6'11" x 9'4" (2.11 x 2.85)

Single Bedroom overlooking the rear elevation.

#### Family Bathroom

9'3" x 7'6" (2.82 x 2.30)

Spacious family bathroom complete with a relaxing double ended bath, floor to ceiling tiles, and a stylish towel radiator.

#### Loft Space

23'1" x 12'3" (7.06 x 3.75)

Great storage space ideal for children's dens or an office

### Externally

### Gardens & Driveway Parking

Rose Cottage accessed through double electrically operated gates that lead to a sweeping gravel driveway and a detached double garage. Set on approximately 1.15 acres of land, this beautiful home boasts expansive grounds with sweeping lawns, mature trees, shrubs, and hedging surrounding the property, offering picturesque views that are truly captivating.

The property also features a delightful hot tub where you can relax and unwind while overlooking the wonderful gardens, creating the perfect oasis for tranquility and enjoyment.

### Detached Double Garage

17'5" x 16'5" (5.31 x 5.02)

Currently being utilised as a games room, the garage is ideal for car enthusiasts to store their precious collections!

### Tenure

Freehold, to be confirmed by the Vendor's solicitor.

### Energy Performance Certificate

Current Rating D.

### Possession

Vacant possession upon completion.

### Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

### Property to Sell or Let?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724!



## Road Map



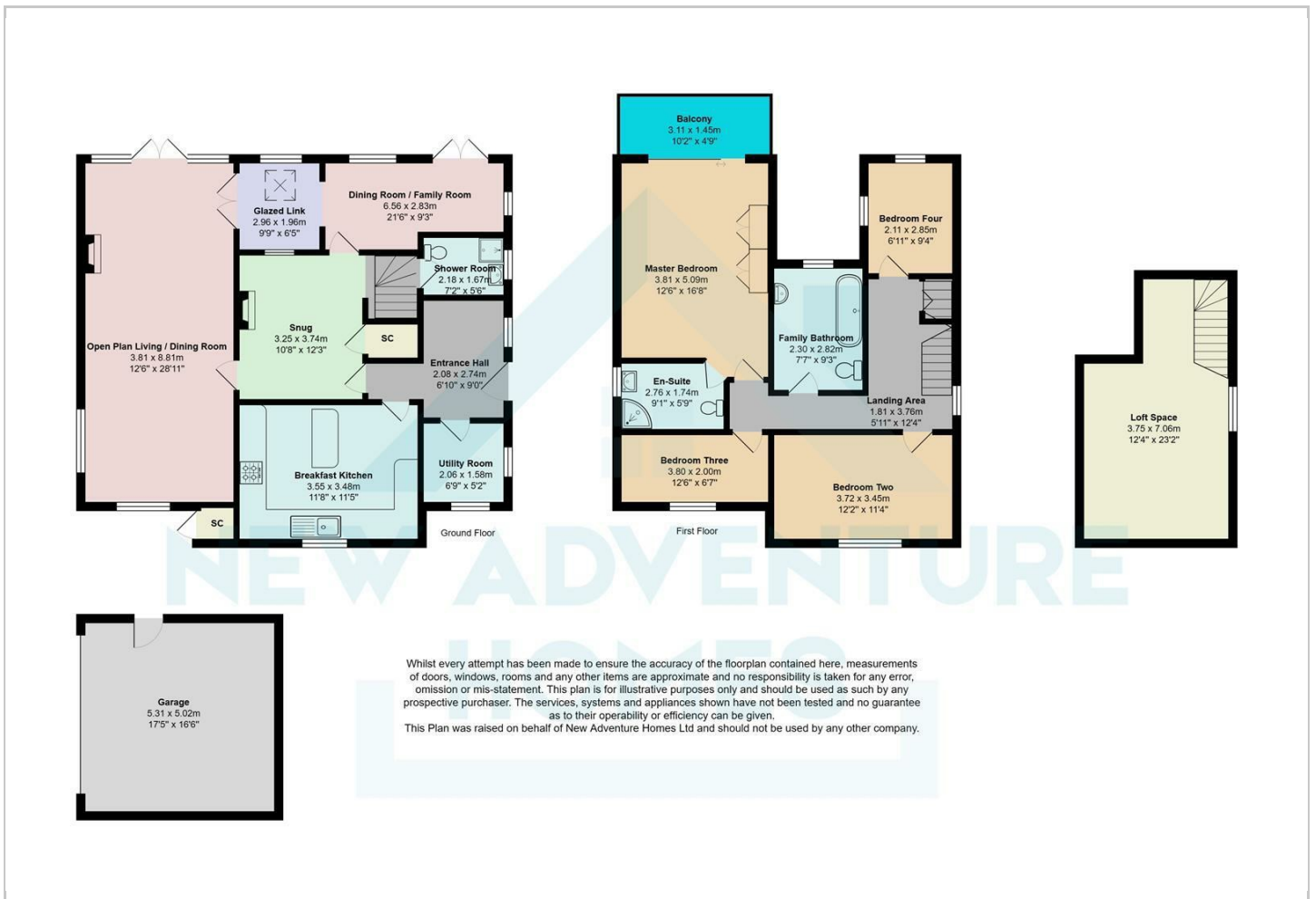
## Hybrid Map



## Terrain Map



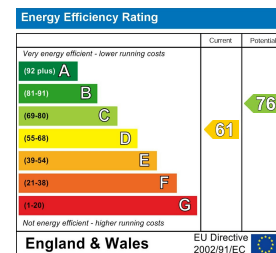
## Floor Plan



## Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.