



9 The Mount, Great Budworth

£825,000

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9 The Mount, Great Budworth

A charming detached Grade II listed four bedroom cottage sitting in extensive gardens and grounds of around 1.25 acres located in the wonderful historic village of Great Budworth slightly elevated from the High Street and enjoying magnificent views towards Budworth Lake.

The property has been sympathetically extended to just under 1700 sq ft and retains a huge amount of charm and characterful features including a wealth of exposed timberwork and beams. The landscaped gardens occupy a corner plot that backs directly onto rolling fields enclosed to the roadside by a number of mature trees creating a private rural destination on the doorstep of one of the counties prettiest villages.

Great Budworth is located 4 miles to the north of Northwich and around 7 miles to the East of Knutsford.

The village is considered by many to be the most picturesque in Cheshire due to the large number of beautiful period and part timbered properties that align the partly cobbled pavements. For centuries the village was under the ownership of the Arley Hall Estate, and in 1850 Rowland Egerton Warburton of Arley Hall paid for the restoration and improvement to the church, pub and many of its properties to render it picturesque to the Victorian eye. In addition to the popular George & Dragon pub located on the high street, the Cock of Budworth lies to the edge of the village and has also recently undergone a scheme of refurbishment. The village primary school is located adjacent to St Marys Church. The excellent Cransley Independent School is also located nearby.





The property is accessed from a very pretty residential lane that serves a handful of similar period properties, where a gated entrance opens onto a wide gravel driveway with a timber frame garage at its rear.

A beautiful hand carved oak door with ornate cast-iron hinges and door furniture opens into a dining hallway with a hand carved oak staircase and an abundance of exposed structural timbers and ceiling beams. Adjoining the dining hall is a generous cloakroom store.

The principal reception room is a spacious living room with front facing windows and large sliding patio doors which open out onto the beautifully manicured gardens. There is a central fireplace with a stone hearth as well as an abundance of original beams and exposed oak structural framework that are a feature throughout the house.

The farmhouse style kitchen is fitted with a matching range of oak fronted cabinets with contrasting worktops and integrated appliances including a gas hob and separate built-in double oven. There is a fireplace which currently houses the floor mounted central heating boiler. There is an internal window that was apparently reclaimed from the local pub during refurbishment and acts as a serving hatch to the dining room and provides additional natural light into the heart of the house. Off the kitchen there is a rear hall with a rear facing entrance door and a walk-in larder store cupboard as well as a downstairs bathroom fitted with a matching three-piece suite.





On the first-floor level there are four bedrooms including a lovely master bedroom suite with dual aspect windows overlooking the gardens enjoying elevated views of Budworth Lake.

The three remaining bedrooms include two doubles and a generous size single bedroom, all sharing the use of a modern bathroom located off the landing fitted with a period style suite.

The property sits in an incredibly large plot which extends to approximately 1.25 acres in all including attractive large lawns, well stocked herbaceous beds and shrub borders. The North & West boundaries are enclosed by a number of mature trees including a small area of woodland that runs down the bank to the road and creates natural screening without interrupting the magnificent far-reaching views. To the far end of the garden there is a small orchard beyond which it backs directly onto rolling open farmland.

Directions

Approaching the village from Warrington Road (A559) turn into the High Street. Continue up the hill a short distance looking for an opening on the right hand side into 'The Mount'. Take this turning and continue up the lane where the property is found at the end beyond wooden gates.



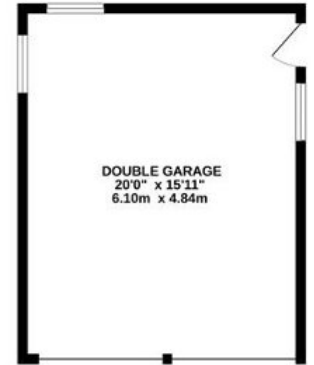
GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



DOUBLE GARAGE
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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