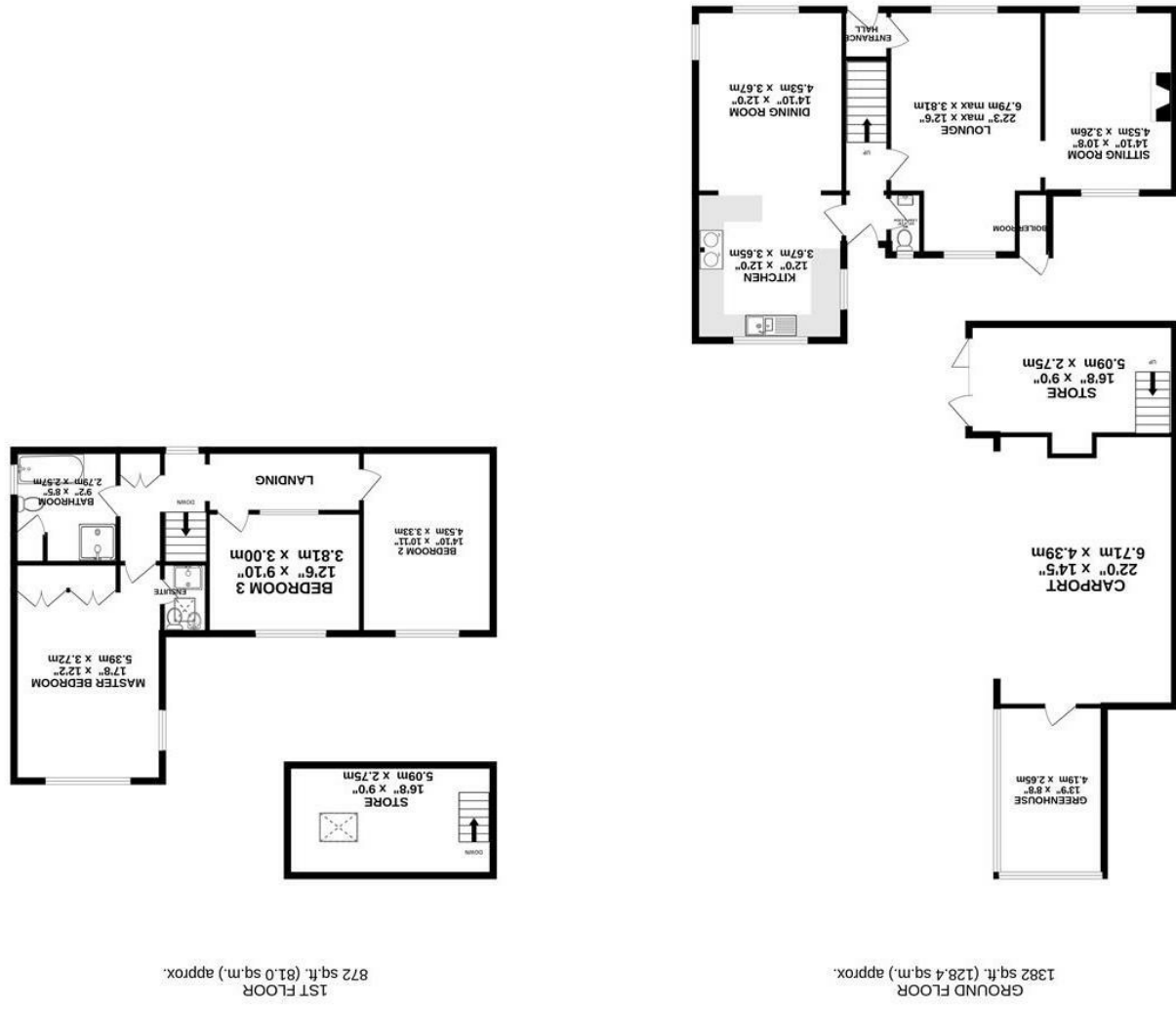


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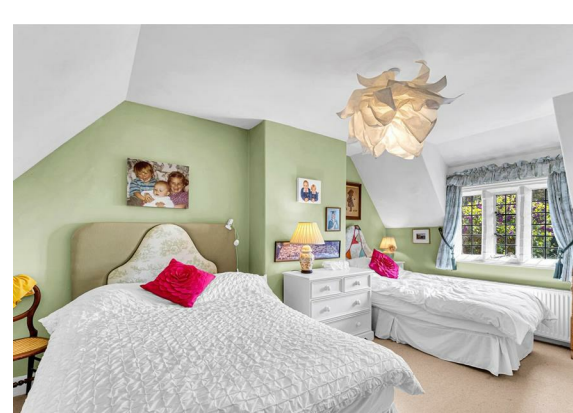
£950,000



**BAKERY COTTAGE**  
**15 HIGH STREET**  
**GREAT BUDWORTH**  
**NORTHWICH**  
**CW9 6HF**



**COUNCIL TAX BAND: G**



This Grade II Listed property in Great Budworth offers a charming slice of history! The combination of its age, thoughtful updates over the years, and meticulous attention to the garden really sets it apart.

### Description

The historical significance of the former bakery, believed to be around 350 years old, adds an extra layer of character to this property. It's fascinating to think about the stories embedded within those black and white walls.

An inviting layout of the property creates a welcoming and harmonious living environment, with distinct areas for different seasons and purposes. The presence of both a summer lounge and a winter lounge allows for versatile living spaces, catering to different preferences and needs throughout the year. Additionally, a log burner in the winter lounge creates a cosy atmosphere, perfect for relaxing evenings.

Every property needs a heart of the home, at Bakery Cottage this is certainly the open plan kitchen dining room, where family and guests can gather and enjoy meals together. The inclusion of an oil-fired AGA adds to the rustic charm and character, in keeping with its traditional style. Any excess heat from the AGA is directed to the family bathroom, and also provides heat to the heated towel rail. There is also the inclusion of an integrated fridge and integrated dishwasher. A touch of craftsmanship illustrated by the hand-carved beam running across the dining room, enhances the overall aesthetic appeal.

Practicality of a downstairs cloakroom adds convenience for residents and visitors alike, ensuring comfort and functionality on the ground floor.

Moving to the first floor, are three well-proportioned double bedrooms offering comfortable retreats, each with its own view of the gardens and surroundings. Additionally, the master bedroom's en-suite wet room provides added privacy, while the family bathroom serves the remaining bedrooms with functionality and style.

Stepping outside offers thoughtful adaptations of the property's original features to meet contemporary needs, featuring a transformation from the original Bakery ovens into a garage/store room with office above and additional parking area. Plus, a bespoke handmade greenhouse is a delightful touch for any gardening enthusiast. Ample outdoor space offers multiple seating areas to enjoy the well stocked and tended gardens and views beyond. The presence of established fruit trees and a variation of shrubbery and plants adds a delightful touch.

Given its long tenure of over five decades with the current owners, it's understandable that some updating may be necessary, but this also presents an exciting opportunity for new owners to personalise the property while still honouring its character and history.

Overall, this is an opportunity to purchase more than just a house; it's a piece of Great Budworth's heritage, offering a tranquil lifestyle with a touch of old-world charm.

\*\* Please note that the property is Grade II listed, and is located within a conservation area.

### About Great Budworth

Great Budworth is considered by many to be a quintessential English village, steeped in history and surrounded by picturesque landscapes. The presence of period and timbered properties adds to its charm, creating a scene straight out of a storybook. The village's connection to the Arley Hall Estate adds a layer of historical significance, with the restoration efforts funded in 1850 by Rowland Egerton Warburton of Arley Hall, contributing to its Victorian-era appeal.

The presence of traditional pubs like the George & Dragon and the recently refurbished Cock of Budworth adds to the village's allure, providing gathering places for locals and visitors alike to enjoy a taste of community and perhaps a pint or two. The proximity of the village primary school and the nearby Cransley Independent School underscores its appeal as a family-friendly locale with educational opportunities.

Located conveniently close to Northwich and Knutsford, Great Budworth offers a tranquil retreat while still being within easy reach of urban amenities. With its idyllic setting and rich history, it's no wonder that Great Budworth is considered one of the most picturesque villages in Cheshire, allowing residents to appreciate the beauty of their surroundings and the warmth of village life.

### Rooms

- Entrance Hall
- Kitchen 3.67 x 3.65
- Dining Room 4.53 x 3.67
- Lounge 6.79 x 3.81
- Sitting Room 4.53 x 3.26
- Cloakroom
- Master Bedroom 5.39 x 3.72
- Ensuite
- Bedroom Two 4.53 x 3.33
- Bedroom Three 3.81 x 3.00
- Bathroom 2.79 x 2.57
- Carport 6.71 x 4.39
- Store room and office above 5.09 x 2.75
- Greenhouse 4.19 x 2.65

### Tenure

We believe the tenure to be Freehold.