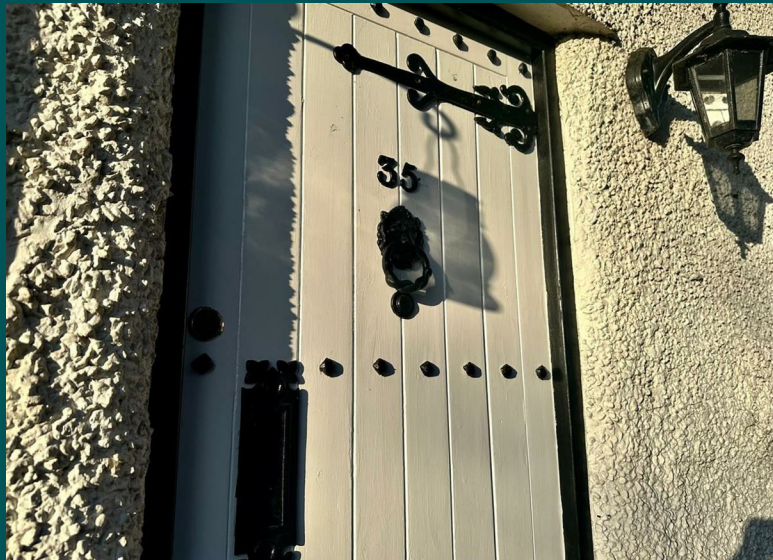




Wright Marshall
Estate Agents

35 School Lane
Great Budworth
Northwich, CW9 6HQ



For Sale **Offers Over £230,000**

- Grade II Listed characterful cottage
- One bedroom
- Traditional features throughout
- Chain free
- Located in the heart of the village
- Ideal BTL or Air BnB

1 1 1 N/A

Welcome to School Lane, a charming Grade II listed Cottage nestled in the quaint Cheshire Hamlet of Great Budworth, boasting a newly decorated interior with original beams and trusses. Offered for sale with no chain, we strongly recommend an early internal inspection of this small but mighty Cottage.

Description

The period style front door allows access to the living room, housing a beautiful log burner, traditional ceiling beams and quarry tiled flooring, with underfloor heating adding a cosy appeal. The fitted kitchen houses integrated appliances with an adjoining vestibule with a door to the rear, and houses the stairway to the first floor.

The stairs ascend into the double bedroom with vaulted beamed ceiling, original fireplace, practical recessed storage space with washing machine and a connected bathroom; which comprises a freestanding claw foot roll top bath with shower over, WC, hand basin and traditional style heated towel radiator. The bathroom also benefits from underfloor heating.

Externally accessed via a shared courtyard the property has a useful outbuilding with electrics and loft access.

The property is located in the heart of the village, off a quiet cobbled street and opposite to the historic St Mary and All Saints Church, with the renowned George and Dragon a short stroll away. The property was also featured on the hit 2019 Television Series "War Of The Worlds".

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

Living Room

4.47m x 3.05m (14'8" x 10'0")

Kitchen

2.36m x 1.52m (7'9" x 5'0"")

Vestibule

Bedroom

4.39m x 4.11m (14'5" x 13'6")

Bathroom

2.29m x 1.42m (7'6" x 4'8")

Outbuilding

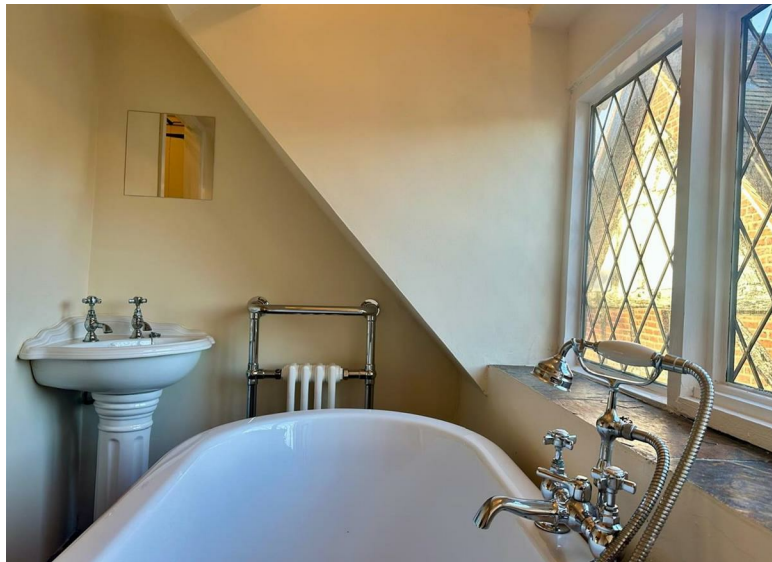
2.49m x 2.46m (8'2" x 8'1")

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 O'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.

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.





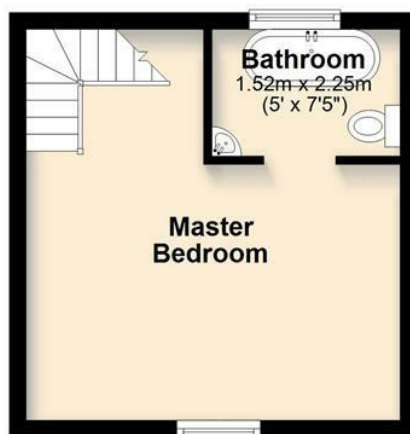
Ground Floor

Approx. 24.5 sq. metres (263.3 sq. feet)



First Floor

Approx. 20.9 sq. metres (225.0 sq. feet)



Total area: approx. 45.4 sq. metres (488.3 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

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.

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