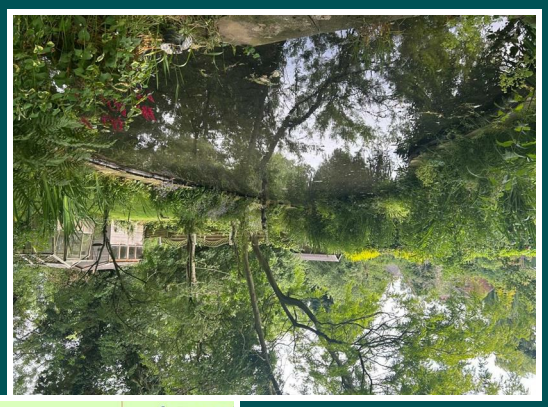
PEAR TREE COTTAGE
MARTINS MOSS
SMALLWOOD
SANDBACH
CW11 2UW



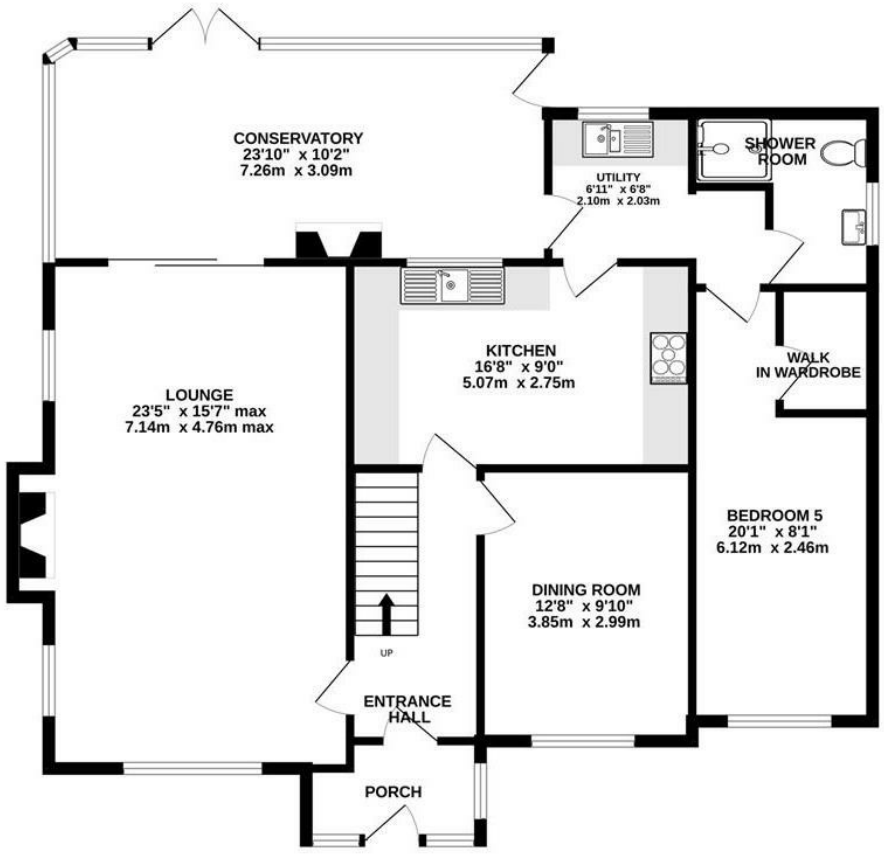
5 2 3 E

COUNCIL TAX BAND: F

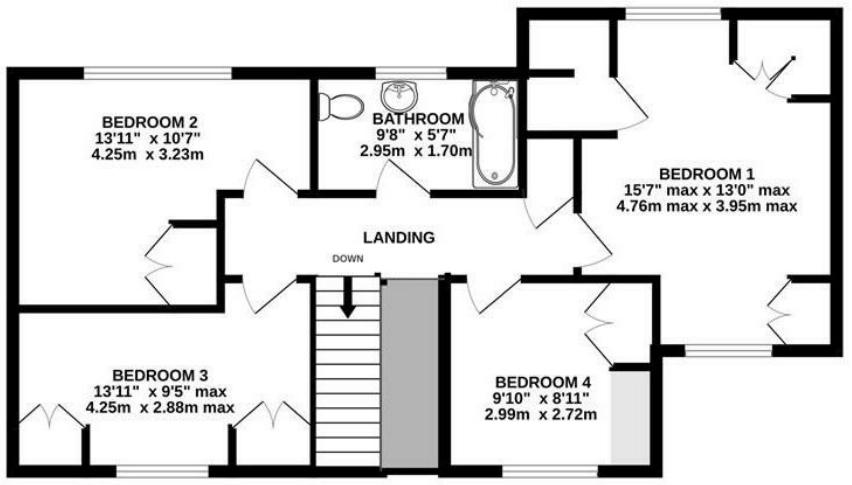
OFFERS OVER £750,000

Wright Marshall Estate Agents

GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1895 sq.ft. (176.1 sq.m.) approx.

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FIVE BEDROOM DETACHED COTTAGE, SOUGHT AFTER VILLAGE LOCATION, EXTENSIVE WELL MAINTAINED GARDENS, FANTASTIC FAMILY HOME, APPROX. 0.6 ACRE PLOT

Nestled in the rural village of Smallwood, Pear Tree Cottage offers a perfect blend of space and versatility. This property enjoys a tranquil setting while being conveniently close to transport links, local schools, shops, and GP's. Surrounded by beautiful countryside, it is ideally situated between Sandbach and Congleton and a short 30 minute drive to the edge of the Peak District National Park, providing a perfect balance of rural charm and accessibility to essential amenities.

Located in the picturesque village of Smallwood this four/five bedroom detached cottage offers well proportioned accommodation over two floors and briefly comprises; Entrance porch opening into an entrance hallway with staircase to the first floor. Spacious lounge with feature log burner set into a traditional style recessed fireplace with doors that open into the large conservatory that has far reaching views over the patio and well maintained gardens beyond. Further to this is a fully fitted kitchen with a useful utility room off.

The Ground floor is completed with the fifth bedroom. This has been designed by the vendor to be a self contained space and would be ideal for a dependant relative and has its own ensuite shower room and walk in wardrobe.

To the first floor are four bedrooms with the master bedroom being particularly notable due to its size and has an array of fitted wardrobes and could easily accommodate an ensuite. All four bedrooms are currently served by the main family bathroom.

Externally the property only continues to impress and it's been a labour of love for the current vendors for over 20years. To the front is a delightful garden area with an abundance of flowers & shrubs with driveways both to the side and front. To the rear there is a large patio entertaining area large lawns with well stocked borders, garden pond and large summerhouse and would be an amazing family garden for playing in or entertaining. There is also access to the rear of the garden from Little Back Lane for extra convenience.

This is truly a wonderful opportunity for anyone looking to move to the beautiful village of Smallwood, the property offers a fantastic opportunity to extend (subject to planning) and is ready for the next family to make this their home.