



“Dingle Cottage”, 7 The Dingle, Haslington CW2 5RY

CHESHIRE  
LAMONT



An exquisite and most charming three bedroom semi-detached cottage of exceptional character and appeal providing outstanding style and features standing in a sought after position within the village with a delightful walled courtyard garden, extensive private gated driveway and detached two storey garage with versatile room over. Viewing highly recommended.

- A most charming, impeccably restored and presented semi-detached period cottage
- Appointed and presented throughout to the very highest of standards
- Incorporating outstanding features, style and character
- Situated in a sought after position within Haslington village
- Walled forecourt and stunning south facing walled courtyard garden
- Extensive private gated driveway providing excellent parking facilities
- Framed porch, living room, dining room, sitting/snug area and cloakroom
- Extensive fully appointed dining kitchen with lantern roof and large pantry
- Three first floor bedrooms and luxurious shower room
- Superior two storey garage building with versatile room over
- Viewing highly recommended

#### Agents Remarks

Dingle Cottage has been comprehensively transformed in recent years and provides a delightful blend of original period charm and stunning contemporary features and is appointed and presented throughout to the very highest of standards. The property is located within the lovely village of Haslington which offers all the requisites of village life with shops, restaurants, public houses and schooling. The village is conveniently situated nearby to Crewe and Sandbach, Junction 16 and 17 on M6 and Crewe mainline railway station.



### Property Details

A handsome stone capped brick wall stands to the front of the property with a pedestrian gate allowing access to a stone paved path that continues to:

### Oak Tiled Pitched Pillared Porch

With a high quality oak panel door allowing access to:

### Living Room 11' 0" x 11' 7" (3.35m x 3.53m)

Beautifully presented with a Cheshire brick fireplace with a recessed stone hearth incorporating a log burning stove and stone mantel over and with fitted cupboards to either side and with log store, uPVC double glazed window to front elevation incorporating fitted plantation shutters, period style low level radiator, recessed ceiling lighting and a door leads to:

### Dining Room 11' 0" x 9' 2" (3.35m x 2.79m)

With a uPVC double glazed window to front elevation incorporating fitted plantation shutters, pine staircase ascending to first floor, recessed ceiling lighting, column radiator, high quality oak effect flooring, under stairs area and open access leads to:

### Snug/Sitting Area 5' 10" x 9' 2" (1.78m x 2.79m)

With column radiator, niche, recessed ceiling lighting and open access leads to:

### Dining Kitchen

### Kitchen Area 5' 10" x 11' 7" (1.78m x 3.53m)

Delightfully appointed with a stunning range of high quality shaker style base and wall mounted units, quartz working surfaces and upstands, Belfast sink with shower mixer tap, wine rack, under unit lighting, four ring hob with filter canopy over, double Zanussi electric oven and microwave, integrated fridge and freezer, integrated dishwasher, integrated washing machine, peninsular dining counter with wine fridge beneath, recessed ceiling lighting and open access to:

### Dining Area 5' 7" x 10' 4" (1.71m x 3.16m)

With a lantern roof, 3-panel bi-folding doors to walled courtyard, high quality oak effect flooring, recessed ceiling lighting and an oak door leads to:

### Pantry Cupboard 2' 6" x 3' 8" (0.75m x 1.13m)

With a column radiator and wall mounted combination gas fired central heating boiler.

From the Snug/Sitting Area an oak door leads to:

### Cloakroom 2' 10" x 3' 8" (0.86m x 1.13m)

With WC, pedestal wash basin, radiator and recessed ceiling lighting.



**First Floor Landing 12' 1" x 4' 2" (3.69m x 1.26m)**

With recessed ceiling lighting and an oak door leads to:

**Bedroom One 11' 0" x 9' 1" (3.35m x 2.77m)**

Beautifully appointed with an exposed Cheshire brick chimney breast, column radiator, uPVC double glazed window to front elevation incorporating fitted plantation shutters and an oak door to over stairs wardrobe incorporating railing.

**Bedroom Two 5' 10" x 11' 7" (1.78m x 3.53m)**

With two uPVC double glazed windows to rear elevation incorporating fitted plantation shutters providing lovely views, recessed ceiling lighting and column radiator.

**Bedroom Three 8' 5" x 7' 2" (2.56m x 2.19m)**

With a uPVC double glazed window to front elevation and column radiator.

**Luxurious Shower Room 8' 5" x 9' 2" (2.56m x 2.79m)**

With a large fully tiled walk-in shower enclosure incorporating glazed screen and overhead rain shower, wall mounted wash basin with drawers beneath, WC, uPVC double glazed lantern roof, towel radiator and recessed ceiling lighting.

**Externally**

A delightful enclosed exposed Cheshire brick courtyard garden stands at the rear of the property with Indian stone flooring, external lighting, attractive tiled walling and steps ascend to a gate allowing access to a private drive. A tarmac driveway to the side of the cottage provides shared access to the rear. A splayed cobbled private approach leads to aluminium double gates within timber gate pillars allowing access over a large private driveway providing extensive car parking facilities, secluded and sheltered by high wooden fencing to all sides and an extensive gravel drive leads to:

**Two Storey Detached Garden Building**

With external steps ascending from the driveway to a first floor Suite and an electrically operated roller door leads to:

**Oversized Garage**

Professionally constructed with light, power, racking for storage and personal door to side.

The external staircase ascends to:

**Versatile First Floor Suite/Annex Room**

With an oak door allowing access to a spacious room providing a variety of uses with a wall mounted air conditioning unit, high quality oak effect flooring, two velux windows, further roof storage space and recessed ceiling lighting.



**Tenure**  
Freehold.

**Services**  
All main services are connected (not tested by Cheshire Lamont).

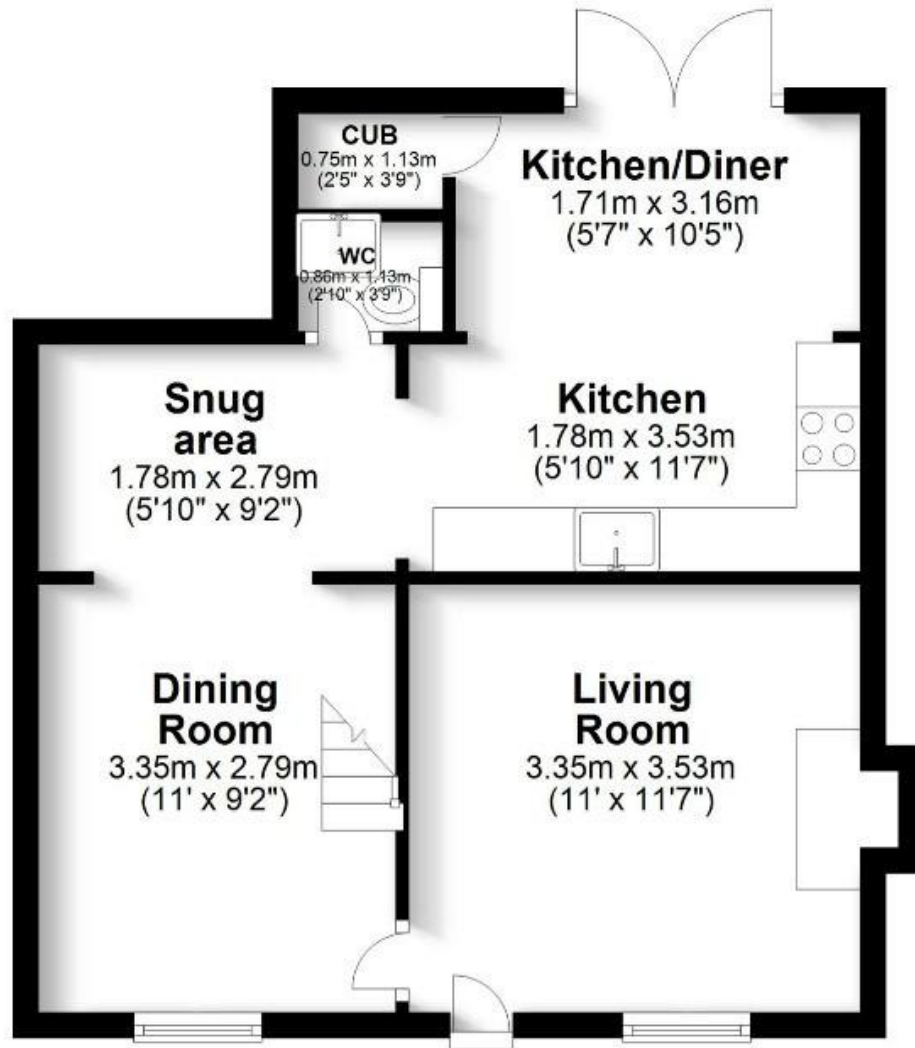
**Viewings**  
Strictly by appointment only via Cheshire Lamont.

**Directions**  
Proceed through Haslington village towards Sandbach and turn left towards The Dingle Primary School where Dingle Cottage is located on the left hand side.



## Ground Floor

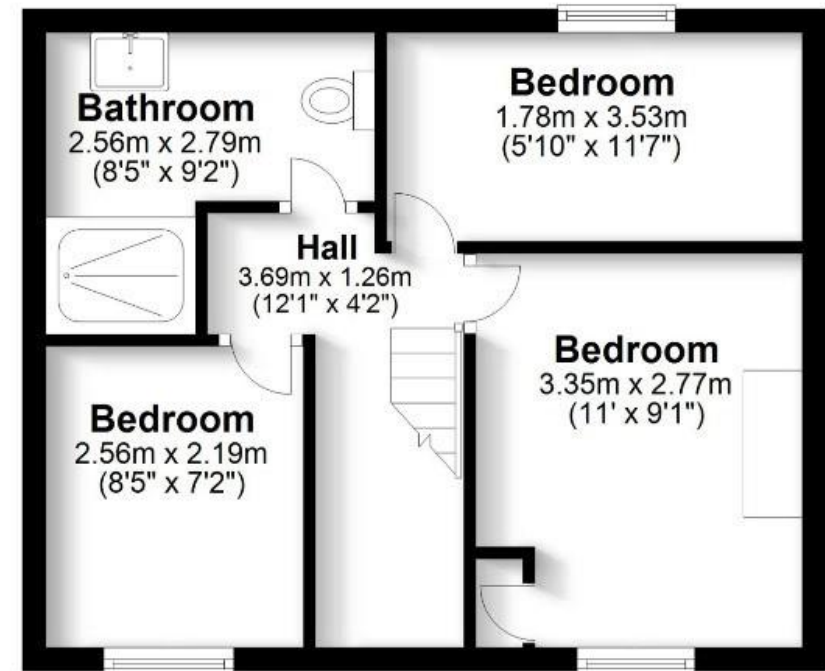
Approx. 41.5 sq. metres (446.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)





IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

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