



## Deans Lane

CW2 5QH

**Asking Price £525,000**



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STEPHENSON BROWNE



Stephenson Browne are proud to present this exceptional detached period cottage in Balterley, steeped in history and brimming with character. The property boasts three well proportioned bedrooms, with the principal suite featuring a convenient en-suite shower room, alongside a family bathroom that caters to the needs of the household.

As you enter into the spacious porch which gives access to a useful downstairs W.C, you are welcomed by a most inviting home which exudes warmth and charm. The farmhouse kitchen, adorned with handmade units and traditional quarry tiles, offers a delightful space for culinary creativity. The superb lounge dining room is particularly striking, showcasing a stunning Cheshire Brick Inglenook fireplace complete with a log burner, perfect for cosy evenings. The lovely orangery provides a perfect spot to sit and enjoy the stunning views of the garden, making it an ideal space for relaxation or entertaining guests.

The extensive gardens are a highlight of this property, featuring mature trees, established plants, and shrubs that create a serene and private oasis. A beautiful stream meanders through the garden, providing a tranquil backdrop, while the far-reaching views of the open countryside enhance the sense of peace and space.

For those with vehicles, the property offers ample off-road parking for up to four vehicles, along with a detached garage for additional storage.

This charming cottage is not just a home; it is a lifestyle choice, offering a unique blend of historical charm and modern convenience in a beautiful rural setting. Don't miss the opportunity to make this enchanting property your own.





**Porch**

**W.C**

**Kitchen**

15'7" x 15'1"

**Lounge/Dining Room**

24'0" x 15'7"

**Orangery**

17'11" x 9'10"

**Stairs to First Floor**

**Bedroom One**

14'10" x 11'10"

**En-Suite**

**Bedroom Two**

15'8" x 8'5"

**Bedroom Three**

11'6" x 7'6"

**Bathroom**

**Externally**

The property sits neatly back from the road on a corner plot in a semi-rural location. The gardens are magnificent with the rear garden being a substantial size and affording beautiful areas of interest. There is ample off road parking as well as a detached garage which provides superb storage. To the front of the property, the vendors have curated a delightful raised garden offering additional space to sit out and enjoy the warmer months.

**Garage**

19'9" x 14'0"

**Council Tax**

Band E.

**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.



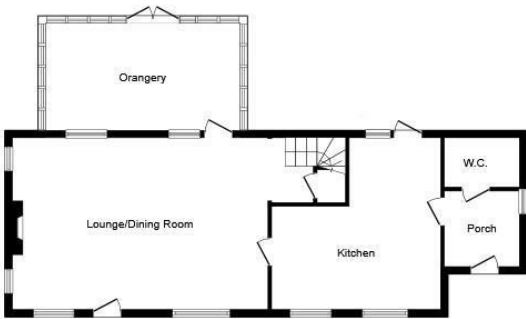


- Delightful Period Cottage
- Three Bedrooms
- Extensive Gardens With Countryside Views
- En-suite To Principal Bedroom
- Magnificent Lounge/Dining Room With Inglenook Fireplace And Log Burner
- Beautiful Orangery Affording Stunning Views Of Gardens
- Detached Garage
- Ample Off Road Parking
- Sought After Semi Rural Location
- Must Be Viewed!



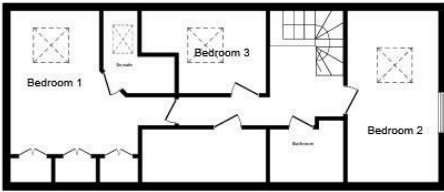


Floor Plan



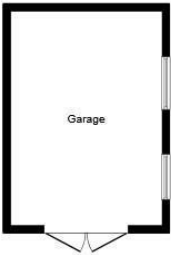
Ground Floor

Floor area 84.1 m² (905 sq.ft.) approx



First Floor

Floor area 58.4 m² (629 sq.ft.) approx



Garage

Floor area 25.8 m² (278 sq.ft.) approx

Total floor area 168.3 m² (1,811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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