



The Cottage, Holmes Chapel, CW4 8BU.  
£485,000

Whittaker Est. 1930  
& Biggs

# The Cottage

Holmes Chapel, CW4 8BU.

We are delighted to offer this detached cottage for sale. Having been in the same family for over 63 years.

This traditional cottage offers a privileged position located off the roadside via a private driveway.

There are generous gardens that surround the property to the front and sides extending to approximately 0.34 acres. The house offers picturesque views being positioned adjacent to open fields to the front aspect whilst adjoining open fields to the rear with clear views over Jodrell Bank.

This attractive cottage offers three bedrooms and three reception rooms. Although in need of full modernisation, there is plenty of potential to improve and extend the accommodation, therefore offering purchasers the opportunity to create their ideal home and take full advantage of the surrounding views.

Located in a much sought after location of Chelford, offering a whelm of amenities via the nearby towns of Holme Chapel, Knutsford and Alderley Edge.

There are a good mix of local schools within the area including Terra Nova independent school being just a few hundred yards away.

There is Motorway access via junction 18, Holmes Chapel which also has rail connections to



Manchester. Manchester airport is approximately 15 miles away.

Offered for sale with no upward chain.

**Lounge 13' 7" x 13' 4" (4.13m x 4.06m)**

Timber front entrance door, window to the front aspect with views over the garden and adjacent fields. Exposed beams to ceiling, feature stone fireplace with open grate having a slate tiled hearth. Wall light points, under stairs storage cupboard.

**Snug 10' 11" x 9' 11" (3.34m x 3.03m)**

Having exposed beams to ceiling, wall light points. UPVC double glazed window to front aspect overlooking the front gardens with views over the adjacent fields. Feature open fireplaces with timber surround & slate tiled hearth.

**Kitchen 11' 0" x 6' 0" (3.36m x 1.83m)**

Having a range of cupboards with fitted work surfaces over. Incorporating single drainer stainless steel sink unit, electric cooker point, window to rear aspect, having views over the adjoining fields and Jodrell Bank.

**Dining Room 11' 2" x 11' 11" (3.4m x 3.63m)**

Having windows to the rear side and front aspect, tiled floor door to front porch.

**Front Porch 11' 2" x 4' 7" (3.41m x 1.40m)**

Fully glazed with windows to front and side, brick based, sliding glazed door.

**Ground Floor Bathroom 6' 11" x 6' 8" (2.10m x 2.04m)**

Having a WC, panelled bath, pedestal, wash hand basin. Window to rear aspect, airing cupboard housing hot water cylinder. Vestibule, having stairs to 1st floor landing. Tiled floor.

**First Floor Landing**

Having skylight to roof.

**Bedroom One 9' 11" x 13' 7" (3.03m x 4.13m)**

Having UPVC double glazed window to the front aspect with views over the garden and the adjacent fields. Feature tiled fireplace, open store cupboard.

**Bedroom Two 9' 11" x 10' 11" (3.02m x 3.33m)**

Having UPVC double glazed window to the front aspect with views over the garden and over the adjacent fields.

**Bedroom Three 10' 11" x 6' 1" (3.33m x 1.86m)**

Having a window to the rear aspect having views over the adjoining fields and over Jodrell bank.

**Externally**

The property is located from the roadside via a private driveway allowing plentiful parking for vehicles. The grounds extend to approximately 0.34 acres with a generous lawned front garden with hedged boundaries. The gardens also extend to the side, adjoining open fields with spectacular views over Jodrell Bank. There are mature trees to the boundary.

We have been advised by the vendors that the septic tank does not conform to current regulations. Prospective purchasers are advised to make their own enquiries.

Note:

Council Tax Band: E

EPC Rating: G

Tenure: Freehold

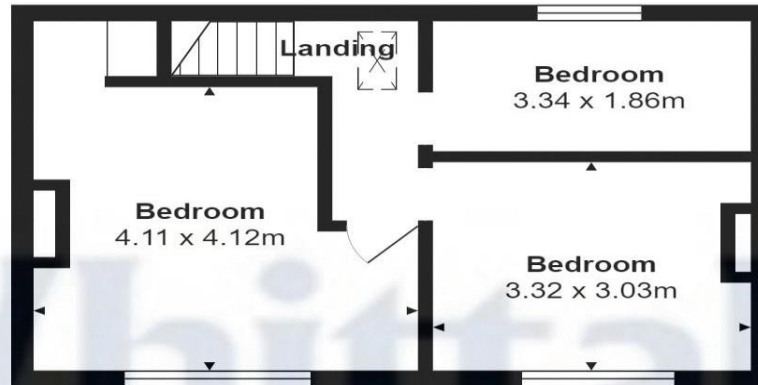




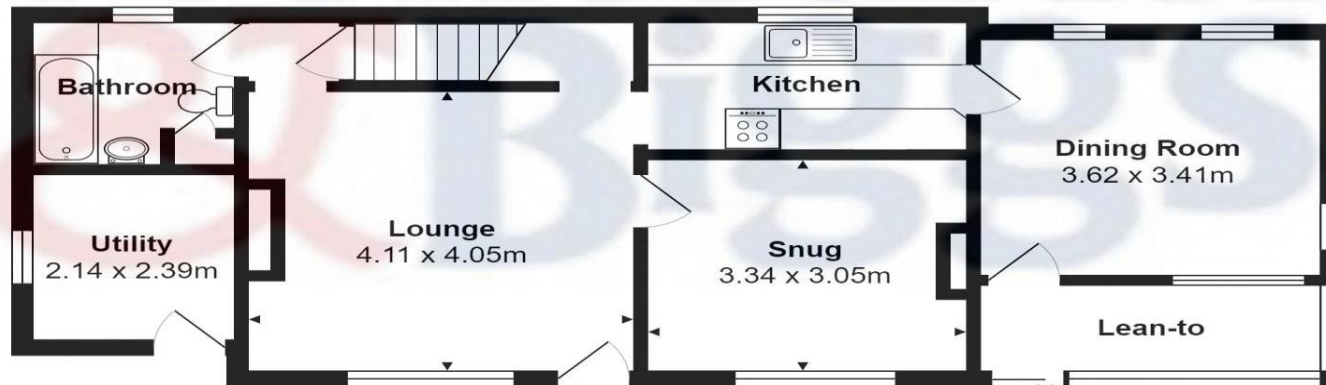




**First Floor**



**Total Area: 106.3 m<sup>2</sup>**  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



**Ground Floor**



**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with nonstandard lenses.

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