

**FOR SALE**

Offers in the region of £575,000

Hollybush Cottage Gauntons Bank, Norbury, Whitchurch, Cheshire, SY13 4HP

This is a charming, detached, country cottage briefly comprising entrance porch, sitting room with feature fireplace and exposed beams. There is a breakfast kitchen with oil fired range style cooker, large living room with inglenook fireplace, utility room and ground floor shower room. To the first floor there are three bedrooms and a family bathroom. The property has a wealth of exposed timbers, charm, and character. The property was formerly a shop in years gone by. There are large landscaped gardens to the front of the house, parking for at least four cars, a detached double garage with adjacent car port. The property is also being sold with a paddock which measures just under two acres.





- Charming Detached Country Cottage
- Rural Location and Excellent Views
- No Upward Chain
- Land & Stables to approx 2 Acres
- Large Landscaped Gardens
- Garage, Sheds, Outbuildings

LOCATION

Hollybush Cottage is situated within the popular hamlet of Norbury, set back from a quiet country lane. The charming village of Wrenbury is around 2.5 miles away providing a village store, Primary School and Doctors surgery along with pubs/restaurants.

The larger village of Malpas provides a wider variety of shops as well as the highly regarded Bishops Heber high school. A more extensive range of shops, restaurants, bars and national supermarket chains can be found in the nearby town of Whitchurch. There are a number of leisure facilities available nearby with country walks along the Sandstone Trail at nearby Bickerton and Peckforton, a number of golf clubs within a 20-minute drive and horse racing at Chester and Bangor-on-Dee racecourses.

The semi-rural setting provides a peaceful lifestyle while being conveniently positioned for commuting to nearby towns and cities. The beautiful Cheshire countryside offers a variety of outdoor activities, with scenic walks and picturesque views right on your doorstep.

BRIEF DESCRIPTION

The property is being sold with NO CHAIN and comprises entrance porch, sitting room, breakfast kitchen, living room, utility, and ground floor shower room. To the first floor there are three bedrooms and a bathroom. The property has oil fired central heating that runs from the range cooker in the kitchen. Some of the windows are double glazed. The property benefits from large landscaped gardens including a detached double garage and adjacent car port. There is an original brick built bake house and brick built pig sty. Across the lane from the property is a fully enclosed paddock with stable block which measures just under two acres.

ACCOMMODATION COMPRISES

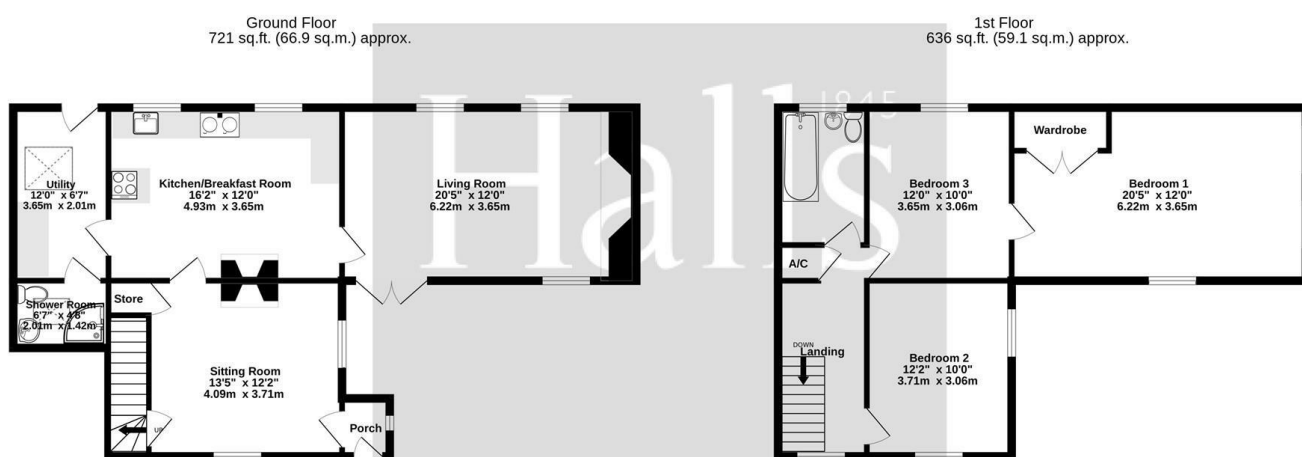
Wooden front entrance door opens into the entrance porch where there is a quarry tiled floor and pine door through into the sitting room.

SITTING ROOM

There is a feature fireplace with log burning stove, exposed beams to the ceiling and solid wood floor. Double glazed windows to garden, secondary glazed window to the front. Pine latched door to under stairs storage cupboard as well as door into breakfast kitchen.

BREAKFAST KITCHEN

Attractive kitchen with a range of base and wall mounted units with extensive worktop surfaces, feature Sandyford range style, oil fired cooker which runs the central heating and domestic hot water. Integrated dish washer, separate electric oven and hob, Belfast style sink, feature fireplace and exposed beams. There is a quarry tiled floor with windows to the side of the house. Door through to the living room.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



LIVING ROOM

Feature inglenook fireplace with open fire, exposed timbers, solid wood floor, double glazed window and secondary glazed window, as well as double doors to the garden.

UTILITY

Space and plumbing for washing machine and tumble dryer. Space for American style fridge freezer, base and wall mounted cupboards with worktop. Stable door to the side of the house as well as a door from the utility into the shower room. The room also benefits from a double glazed skylight.

GROUND FLOOR SHOWER ROOM

Suite comprises corner shower cubicle, low flush W.C, wash hand basin, tiled floor and walls, towel radiator and double glazed sky light.

1ST FLOOR LANDING

Door from the sitting room to the staircase. Stairs ascend to the first floor landing where there is a window to the front with privacy glass. Doors to airing cupboard.

BEDROOM ONE

Double glazed windows to the rear and side. Fitted wardrobe and radiators.

BEDROOM TWO

Double glazed windows to the front and side, exposed beams and radiator.

BEDROOM THREE / DRESSING ROOM

Double glazed window to the side, exposed beams, radiator and latched door through to bedroom one.

FAMILY BATHROOM

White suite comprising a panelled bath with shower mixer tap, wash hand basin and low flush W/C. There is a double glazed window and exposed floor boards.



OUTSIDE

The property is accessed off the lane to a cobbled drive suitable for at least 3/4 vehicles. The drive continues to a detached garage. To the side of the garage is an attached car port. The landscaped gardens are comprised of lawn, with surrounding mature flower beds with plants and shrubs. There are a wide number of fruit trees, a vegetable garden, brick built bakehouse with garden shed behind, and brick built pig sty which is currently being used for storage. There is access down either side of the property back to the road.

GARAGE

Large double garage with up and over door, side entrance door, power, lighting and loft storage space above main area of garage.

LAND

Across the road from the cottage is a gate leading into the paddock. There is also separate vehicular access at the bottom of the paddock off the lane for those with horse boxes. The land is boarded on all sides by mature hedges and fencing. There is a detached stable block with stables, hay store and covered storage area.

DIRECTIONS

From Whitchurch drive North on the A49 and after about 3.5 miles turn right at the Bickley cross roads into Snab Lane heading for Wrenbury. After about 500 metres turn left into Common Lane which then becomes Lower Hall Road. Follow the road for 1.5 miles and you come to the junction with Gauntons Bank and Frith Lane. Turn right into Gauntons Bank and the cottage is located up on the left after 200 metres.

What 3 Words: cosmic.hung.fines



VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW

You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1609 230825

COUNCIL TAX - CHESHIRE

The current council tax band is 'F'. For further enquiries contact Cheshire East Council.

SERVICES

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired range cooker which runs the domestic hot water and central heating.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

ANTI-MONEY LAUNDERING (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial

checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

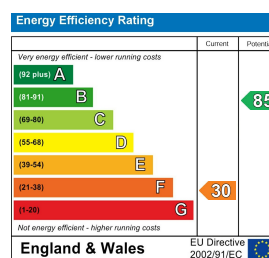
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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