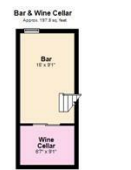


Thelwall

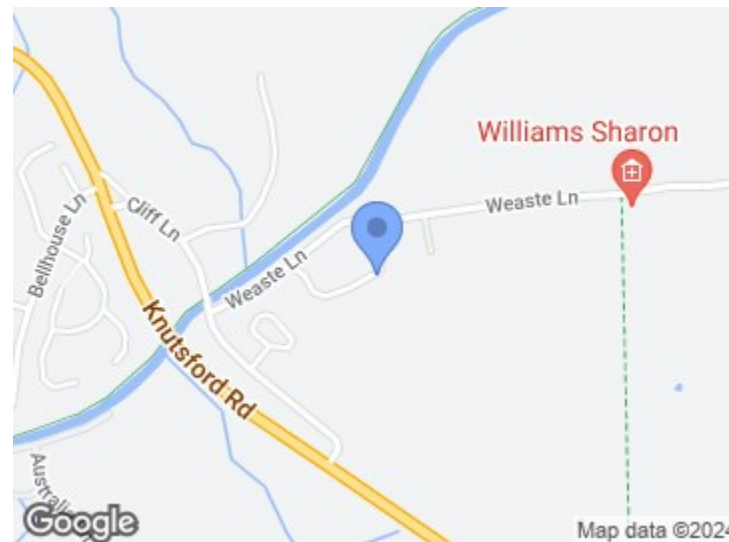


Location

Set in a highly sought after area nestled between two villages, Lymm and Stockton Heath both are accessible by foot on the Bridgewater canal which is accessed at the rear of the property. Both villages have outstanding primary and high schools with a selection of private schools and bus routes on offer. The area also offers a wide selection of amenities to include restaurants, pubs, banks, post office, clothes boutiques, pet stores and many more. For more comprehensive shopping needs the larger town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations. Other Villages close by are Knutsford and Hale.



Total area approx. 2702.2 sq. feet

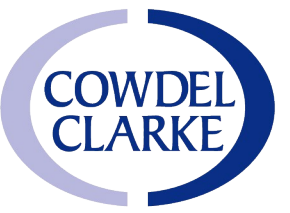


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																																					
Current	Potential	Current	Potential																																				
<table border="1"> <tr><td colspan="2">Very energy efficient - lower running costs</td></tr> <tr><td>(92 plus) A</td><td></td></tr> <tr><td>(81-91) B</td><td></td></tr> <tr><td>(69-80) C</td><td></td></tr> <tr><td>(55-68) D</td><td></td></tr> <tr><td>(39-54) E</td><td></td></tr> <tr><td>(21-38) F</td><td></td></tr> <tr><td>(1-20) G</td><td></td></tr> <tr><td colspan="2">Not energy efficient - higher running costs</td></tr> </table>		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		<table border="1"> <tr><td colspan="2">Very environmentally friendly - lower CO₂ emissions</td></tr> <tr><td>(92 plus) A</td><td></td></tr> <tr><td>(81-91) B</td><td></td></tr> <tr><td>(69-80) C</td><td></td></tr> <tr><td>(55-68) D</td><td></td></tr> <tr><td>(39-54) E</td><td></td></tr> <tr><td>(21-38) F</td><td></td></tr> <tr><td>(1-20) G</td><td></td></tr> <tr><td colspan="2">Not environmentally friendly - higher CO₂ emissions</td></tr> </table>		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
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																																							
Very environmentally friendly - lower CO ₂ 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 ₂ emissions																																							
England & Wales		England & Wales																																					
EU Directive 2002/91/EC		EU Directive 2002/91/EC																																					

FORMERLY PART of the 'CUERDON HALL ESTATE' | SPLIT LEVEL DETACHED BUNGALOW | STANDING IN LARGE GARDENS | OPEN PLAN DESIGN & LAYOUT | OUTSIDE ENTERTAINING AREA | VERSATILE LIVING. Set within a highly desirable setting, this detached bungalow offers very well proportioned accommodation including a welcoming reception with cloakroom, storage and double doors leading to the open plan lounge, dining kitchen and garden room. Several stairs lead upto the snug and down to the bar area and wine store. The inner vestibule provides access to four bedrooms, en-suite to the master, wet room and sauna. Extensive lawned gardens, entertaining area and driveway parking.

£1,150,000

Thelwall Cuerdon Drive



Accommodation

Formerly part of the 'Cuerdon Hall Estate' 'Cuerdon Cottage' has been the subject of a comprehensive programme of development resulting in this detached bungalow offering extensive accommodation standing in picturesque grounds. Accessed via a sweeping illuminated driveway from Cuerdon Drive providing access to both 'Cuerdon Cottage' and 'Cuerdon Manor', this unique property offers very well proportioned open plan accommodation including an entrance vestibule, cloakroom, lounge which opens into the dining kitchen, garden room which in turn opens out on the garden, bar, wine store, snug, four bedrooms, en-suite to the master, wet room and sauna. Landscaped gardens, generous parking and a superb outside entertaining area.

Entrance Porch

Striking 'Georgian' effect pillars with stone steps to the entrance with courtesy lighting.

Entrance Vestibule

8'3 x 4'3 (2.51m x 1.30m)

Accessed through timber double doors with natural slate tiled flooring.

Cloakroom

6'7 x 4'2 (2.01m x 1.27m)

White suite including a wash hand basin and low level WC. Continuation of the natural slate tiled flooring with contrasting tiled walls, chrome ladder heated towel rail, inset lighting, PVC frosted double glazed window to the side elevation and an extractor fan.

Storage Room

6'8 x 4'3 (2.03m x 1.30m)

Continuation of the slate effect tiled flooring, PVC double glazed window to the side elevation and the electric consumer unit.

Lounge

22'2 x 12'7 (6.76m x 3.84m)

Accessed through glazed double doors with an open plan theme, the lounge again featuring natural slate tile flooring offers great space with a PVC double glazed window to the rear, inset lighting, central heating radiator and opens into the:

Dining Kitchen

26'1 x 22'0 (7.95m x 6.71m)

Fitted with a range of matching base, drawer and eye level units with concealed lighting finished in a grey and copper colour scheme complimented with illuminated glazed display cabinets, breakfast bar and wine rack. Integrated appliances including a five ring electric hob with an angled chimney extractor above, oven & grill, microwave, dishwasher, wine cooler and fridge/freezer. Sunken sink unit with copper mixer tap set in a sealed wood work surface.

Feature exposed brick wall, PVC double glazed window to the rear elevation in addition to two double glazed 'Velux' windows, natural slate tiled flooring, inset lighting, two central heating radiators and four steps down to the:

Bar

16'1 x 9'0 (4.90m x 2.74m)

Feature brick wall complimenting the natural slate tiled flooring, inset lighting, PVC double glazed window to the rear elevation, double central heating radiator and glazed, sliding doors with matching adjacent panels leading to the:

Wine Store

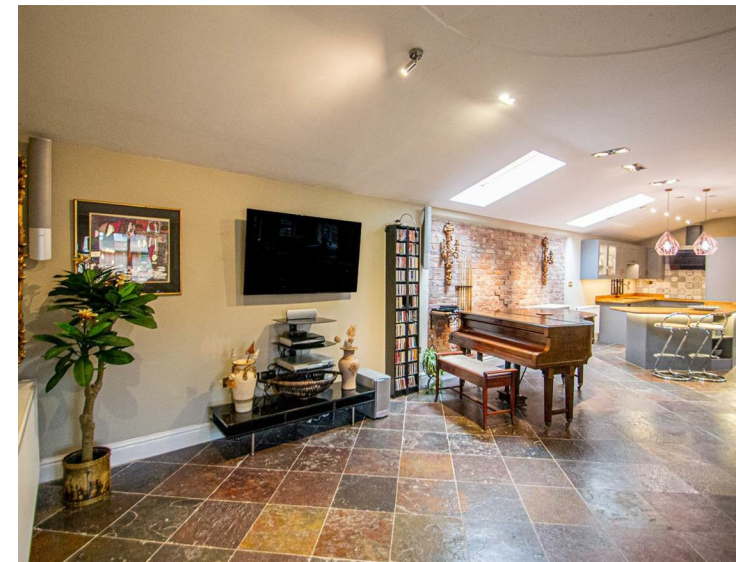
9'0 x 5'11 (2.74m x 1.80m)

Natural slate tiled flooring and inset lighting.

Garden Room

18'9 x 15'8 (5.72m x 4.78m)

Featuring an eye catching pillared entrance, the garden room seamlessly transfers the accommodation to outside via PVC double glazed 'French' doors with matching adjacent panels. PVC double glazed windows to both side elevations in addition to two double glazed 'Velux' windows provide even more light. natural slate tiled flooring and two central heating radiators.



Upper Floor

Six steps from the dining kitchen

Snug

17'2 x 8'9 (5.23m x 2.67m)

PVC double glazed 'picture window' to the rear elevation, inset lighting, central heating radiator and a storage cupboard housing both the 'Vaillant' and 'Glow-Worm' boilers.

Inner Hallway

19'2 max x 17'6 max (5.84m max x 5.33m max)

PVC double glazed 'picture' window overlooking the courtyard, feature exposed brick wall, inset lighting and loft access.

Bedroom One

219 x 11'10 (66.75m x 3.61m)

Engineered flooring with a high gloss finish, PVC double glazed window to the rear elevation, inset lighting and a central heating radiator.

En Suite Bathroom

8'6 x 4'1 (2.59m x 1.24m)

Corner bath with mixer shower head, vanity wash hand basin with a chrome mixer tap, cupboard storage below and a mirror above, low level WC. Tiled flooring, acrylic panelled wall, chrome ladder heated towel rail, inset lighting and an extractor fan.

Bedroom Two

15 x 11'5 (4.57m x 3.48m)

Dual aspect room with PVC double glazed 'French' doors to the rear elevation in addition to a PVC double glazed window to the side elevation, laminate flooring and a central heating radiator.

Bedroom Three

10'10 x 9'9 (307.85m x 2.97m)

PVC double glazed window to the side elevation and a central heating radiator.

Bedroom Four

10'10 x 9'0 (3.30m x 2.74m)

PVC double glazed window to the side elevation and a central heating radiator.

Inner Vestibule

9'10 x 4'5 (3.00m x 1.35m)

Inset lighting.

Wet Room

11'8" x 8'0 max (3.56m x 2.44m max)

Walk-In thermostatic shower with both 'hand-held' and 'rain-shower' heads, pedestal wash hand basin with a chrome mixer tap and illuminated mirror above in addition to a low level WC. Tiled flooring with contrasting tiled walls, chrome ladder heated towel rail, storage cupboard with bi-folding doors, PVC frosted double glazed window to the side elevation and an extractor fan.

Sauna

7'6 x 5'6 (2.29m x 1.68m)

Seating and lighting.

Outside

Enjoying approximately 0.4 acres, Cuerdon Cottage features an expanse of mature shrubbery, split level patio's, planted borders and has retained mature Apple trees from a former Orchard. The exterior of the property features an outdoor leisure and Bar area, beautifully presented gardens, a gated tarmac driveway providing ample parking and a mix of established borders. Hedging provides further screening and privacy whilst complimenting the plot.

The outside bar is a real focal point of Cuerdon Cottage, and is set beneath a large pergola with vented roof providing covered seating for outdoor entertainment, ideal for Al fresco dining. The bar comes complete with cooking facilities, full height wrap around worktops, a large work surface for preparing and serving food and space for fridges.

Laid with Indian Stone, there is a further seating area laid with Indian Stone. Bedroom two enjoys a private south facing York stone patio overlooking the gardens.

There is also an outbuilding complete with light, power and PVC window overlooking the garden, making an ideal office or gym space.

A driveway shared with the neighbouring three properties is lined with a modern timber fence.

Tenure

Freehold.

Council Tax

Band '' - £ (2023/2024)

Local Authority

Warrington Borough Council.

Services

No tests have been made of main services, heating systems or associated appliances, neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchasers is advised to obtain verification from their solicitor or surveyor.

Postcode

WA4 3JU

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.