



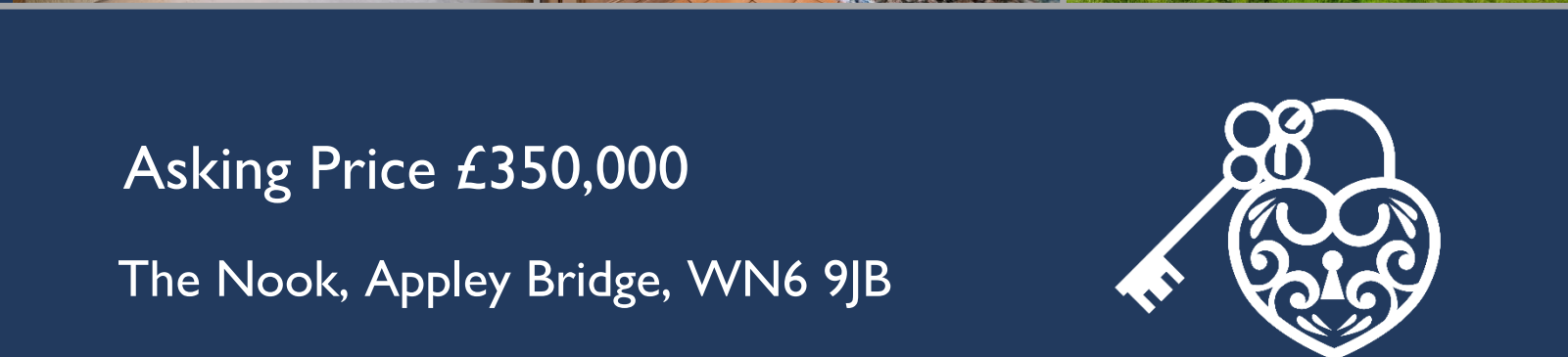
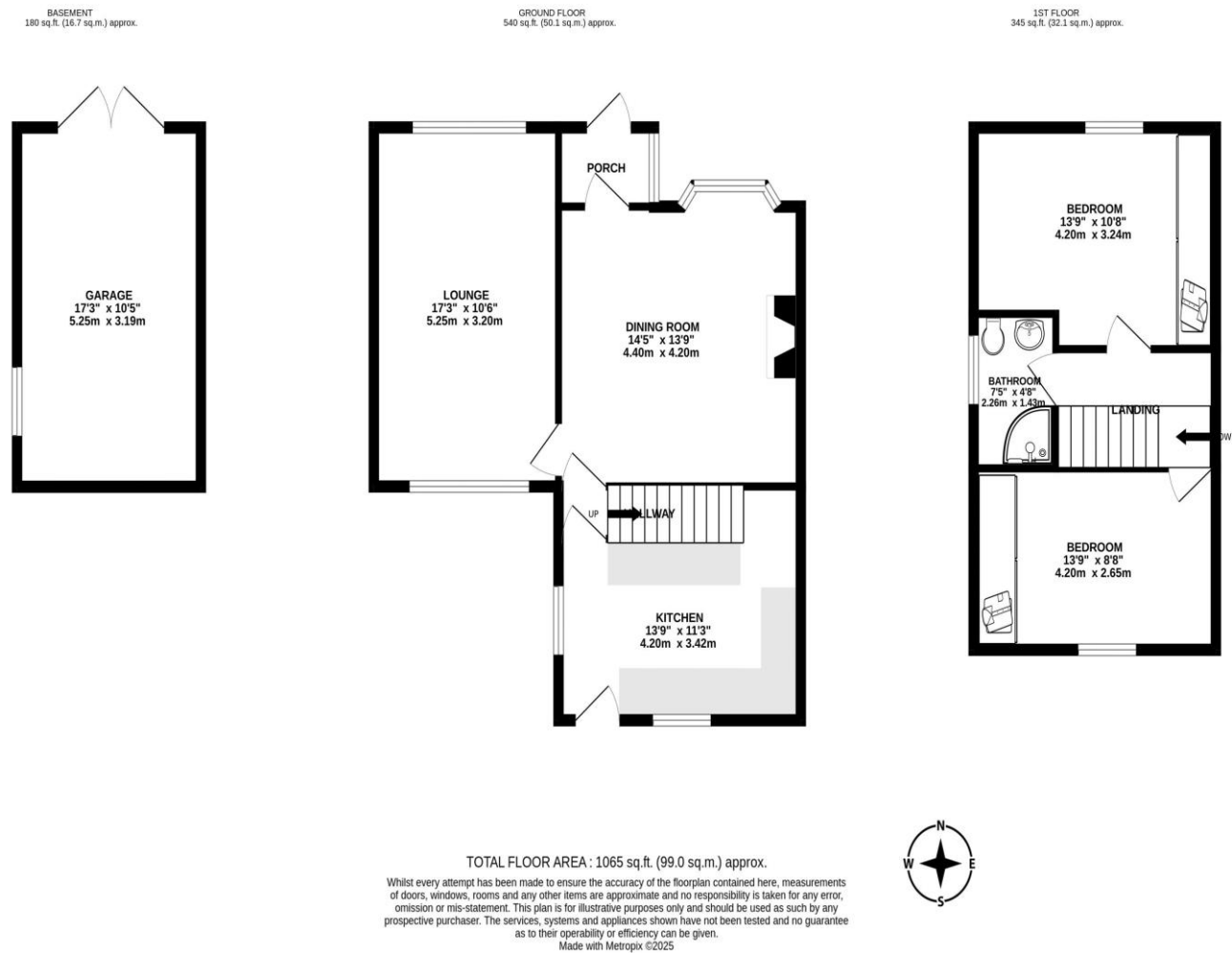
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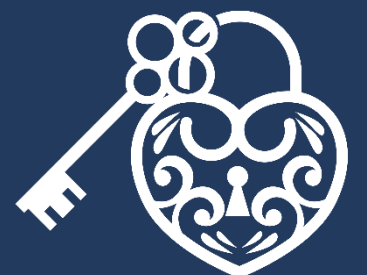
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Asking Price £350,000

The Nook, Appley Bridge, WN6 9JB

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8 The Nook is an idyllic countryside cottage nestled along this quaint little street in the heart of Appley Bridge. The home rests on a pretty and extensive plot which offers superb tiered landscaped gardens and has the added benefit of extensive gated and cobbled parking and an additional garage.

The home has been extended now offering over 1,065 sq ft of beautifully appointed living space, filled with character and light, bright rooms. Inside, the home effortlessly blends traditional charm with modern comfort. The interior features two inviting reception rooms, each complete with open fireplaces and period detailing throughout. The dining room features the staircase rising to the first floor and an open exposed brick fireplace, which provides a warm welcome. The main lounge boasts an impressive exposed stone wall featuring a gas stove creating the perfect space for cosy evenings in, yet filled with natural light via the picture windows. At the rear lies a cottage style farmhouse kitchen, complete with granite worktops, a Belfast sink, integrated oven and hob and room for informal dining. The kitchen provides access to the garden, perfect for relaxing with lunch or evening drinks.

Upstairs, the property offers two charming bedrooms retaining their period character. The main bedroom is of a lovely size and enjoys views over The Nook, whilst the rear bedroom features a range of built-in wardrobes. The family shower room has been recently refitted with a high end traditional suite including a corner shower unit, high-level cistern WC, traditional vanity sink and heated towel rail.

The Nook is set on an extensive plot—a truly enchanting English country garden that feels like something from the pages of a magazine. A winding arched pathway leads to the front of the cottage, shared with the adjoining property, while to the rear, expansive lawns, mature planting and shrubs create a serene and private retreat. The garden also has a charming Summer House —perfect for quiet moments or entertaining. There is secure gated and cobbled and gravelled parking for a number of vehicles to the front of the property and also leading to the integral garage.

This is a rare opportunity to acquire a home that combines rustic elegance, modern refinement, and a genuine sense of tranquillity in a sought-after countryside setting.

