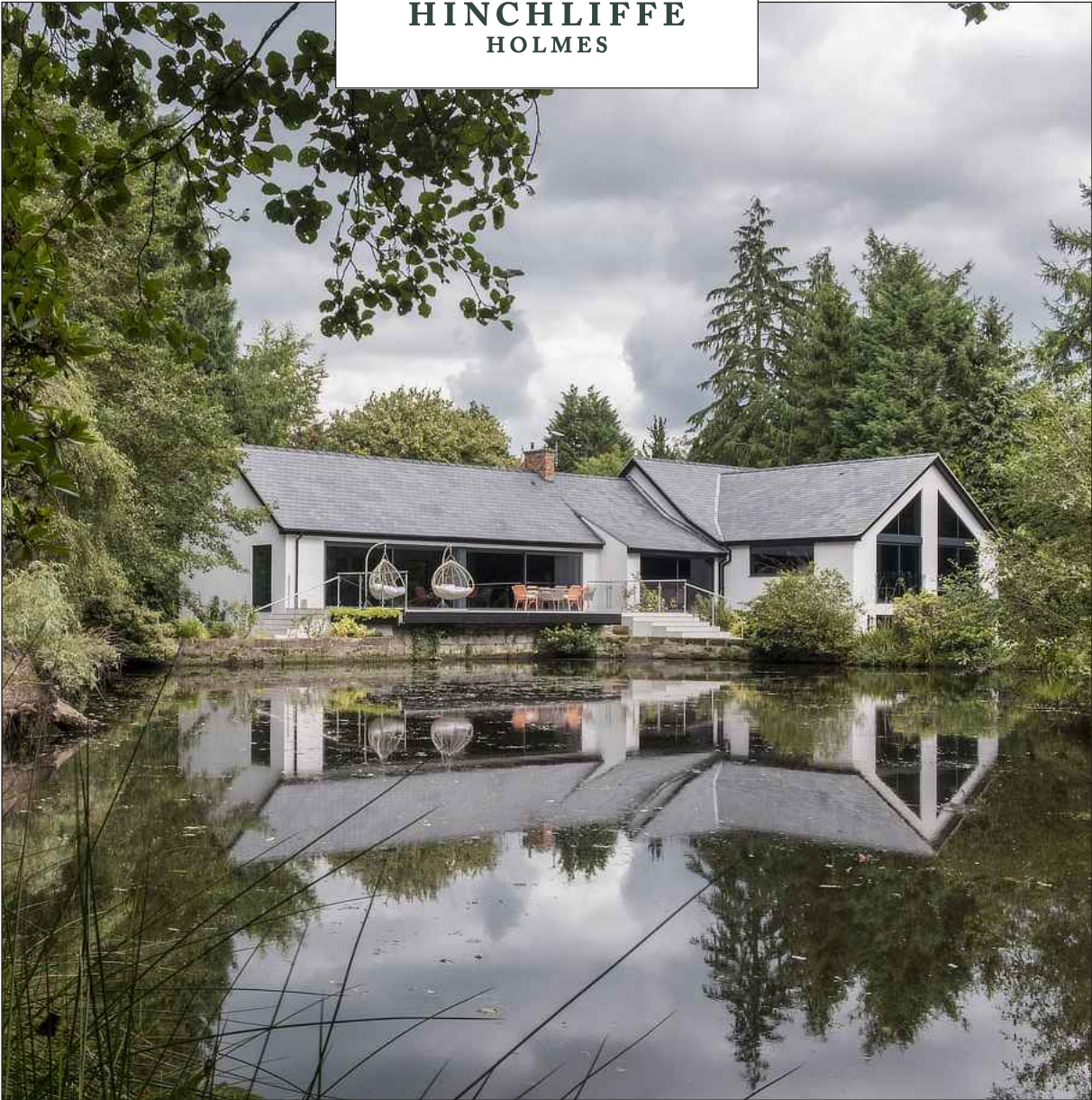


# LOWER MILL

## MILCOT COTTAGE

Cuddington Lane | Cuddington | CW8 2SL





# LOWER MILL

## MILCOT COTTAGE

Situated in the desirable village of Cuddington and set in approximately 3 acres of beautifully landscaped private grounds with a natural filtration pond, Lower Mill and Milcot Cottage are the very essence of a perfect renovation. The properties have been meticulously renovated to exceptionally high standards of finish, workmanship, and specifications throughout.

Lower Mill has superb versatile accommodation in excess of 5,300 sq.ft, and overlooks the grounds and natural pond. Complimenting this is Milcot Cottage, with over 1,500 sq.ft. providing ancillary accommodation for the main residence. The electric gated entrance opens onto the sweeping, tree-lined driveway providing extensive off road parking and double garage.

Cuddington, along with its neighbouring village of Sandiway both offer a range of local facilities including primary schools, a range of shops, wine store, a well-attended parish church, post office, doctors surgery and library. Leisure facilities include tennis courts and a bowling green and for golfing enthusiasts, courses can be found on Delamere, Sandiway and Whitegate.

The area offers pleasant country walks along the Whitegate Way and Delamere Forest is easily accessible. The location is favoured by those commuting to Chester, Manchester, Warrington and Liverpool with access via the A556 and the A49. Alternatively, there are rail connections at Cuddington on the Manchester line and at Hartford on the Liverpool to Crewe line.





# LOWER MILL

















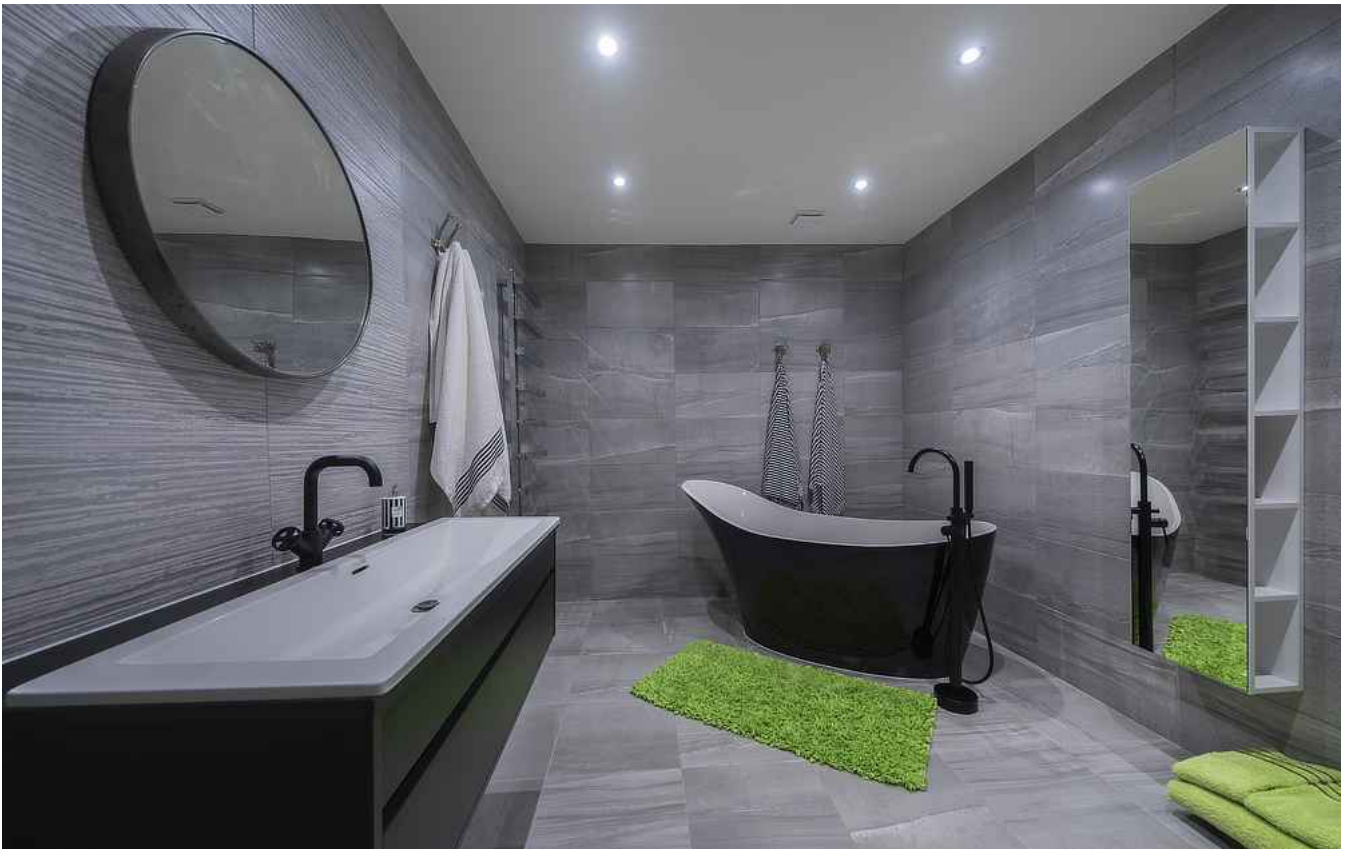




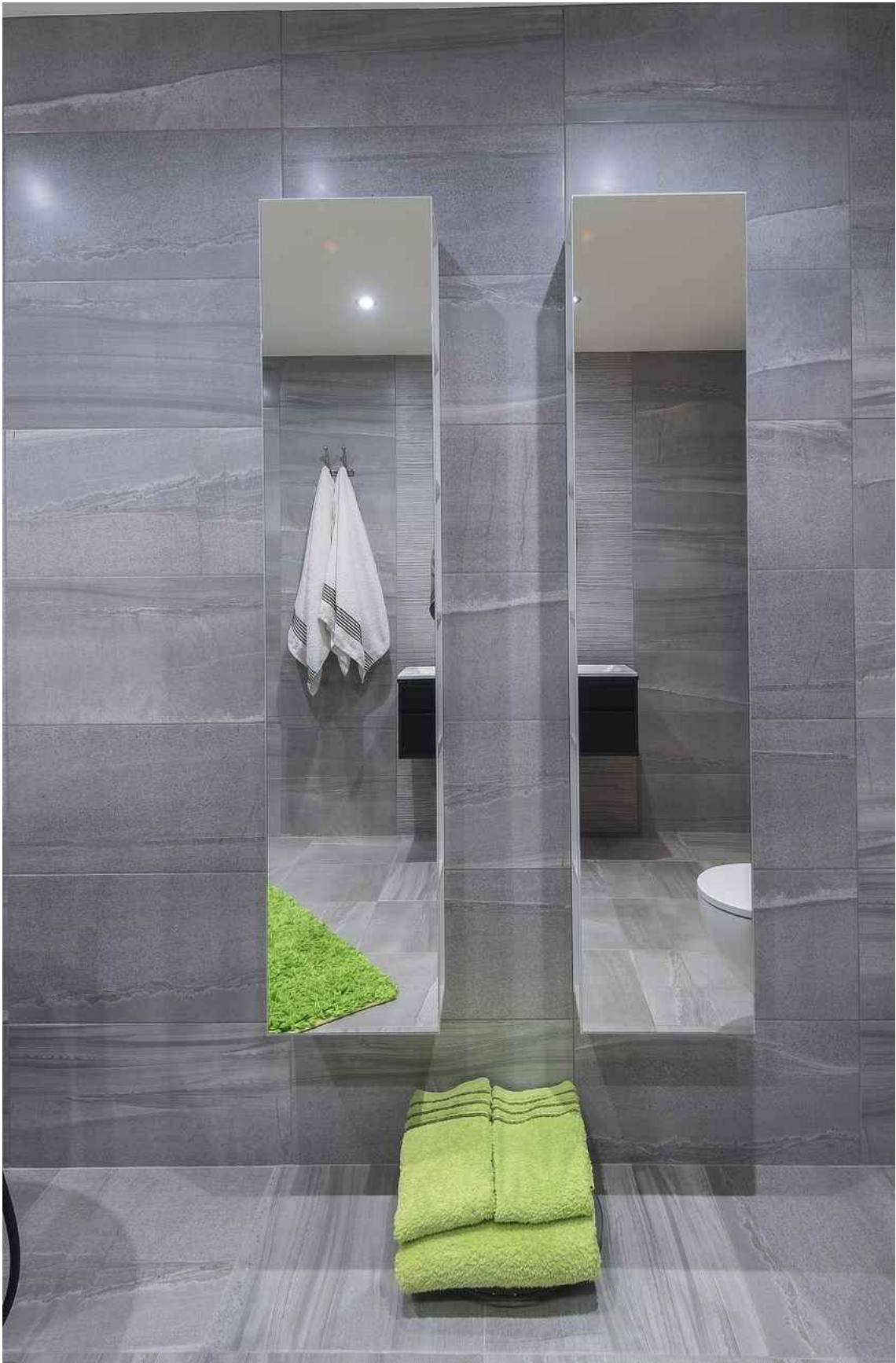


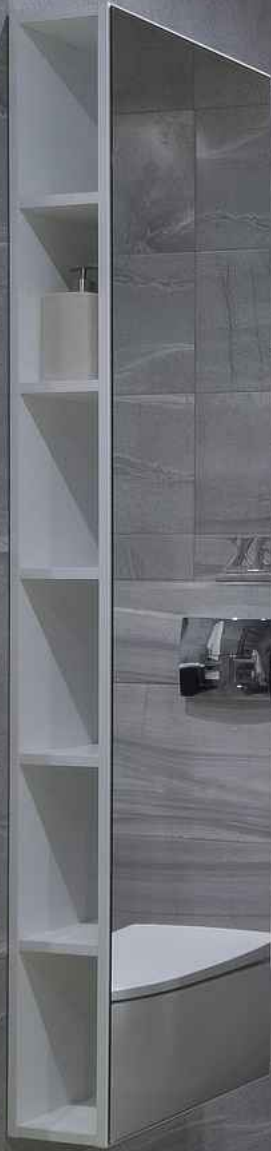
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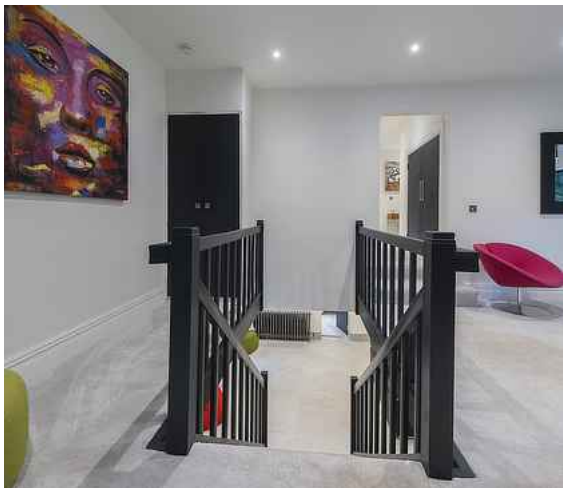


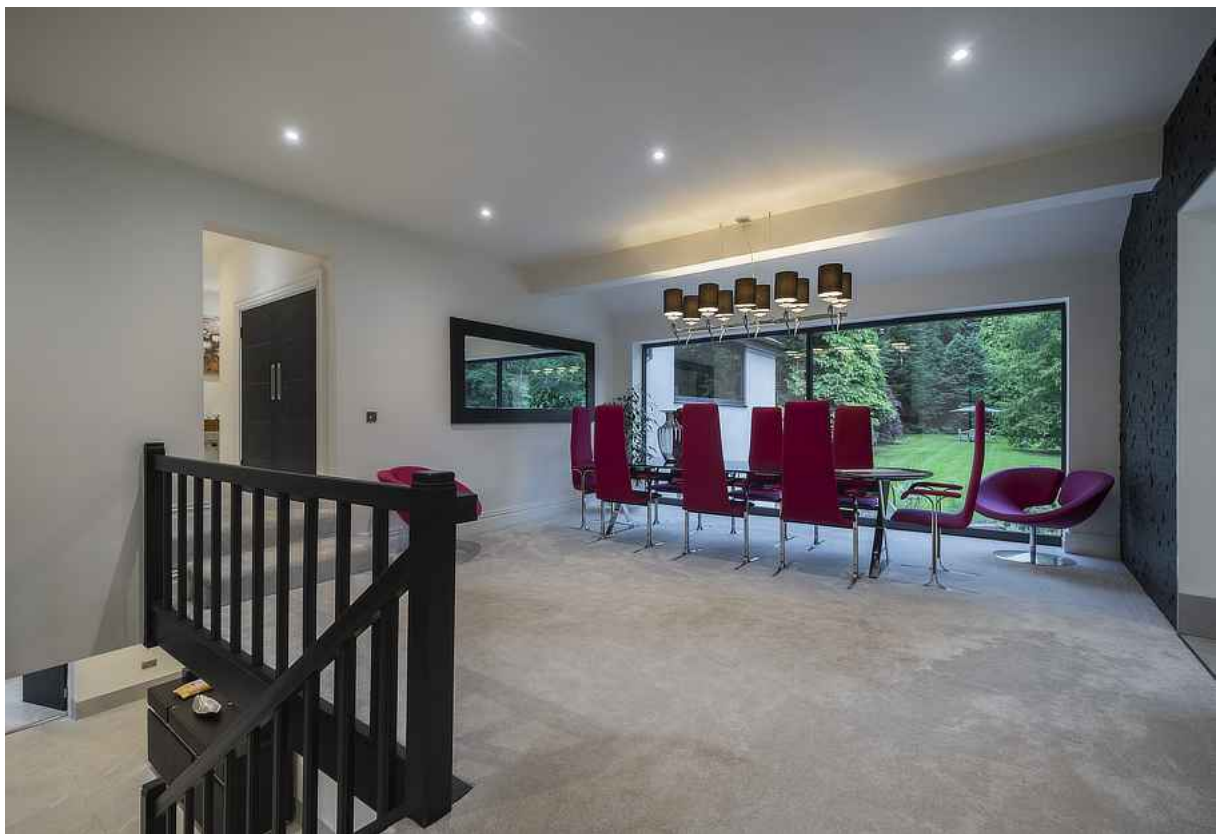






















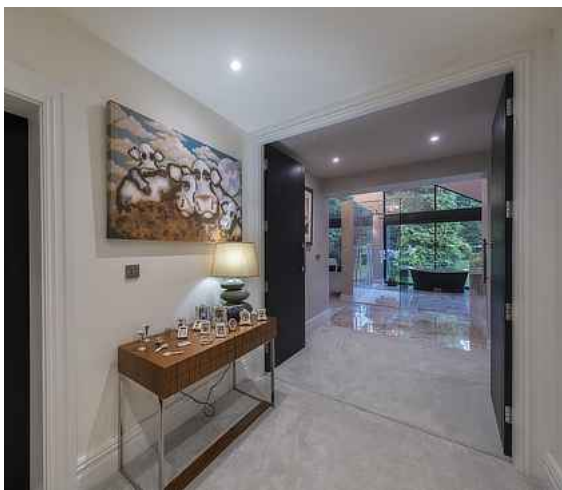
















































# MILCOT COTTAGE

















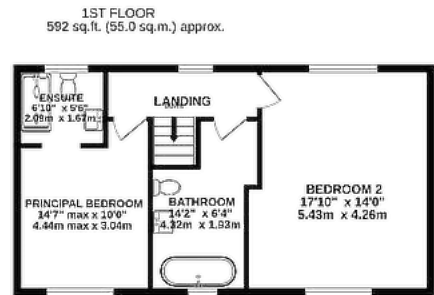
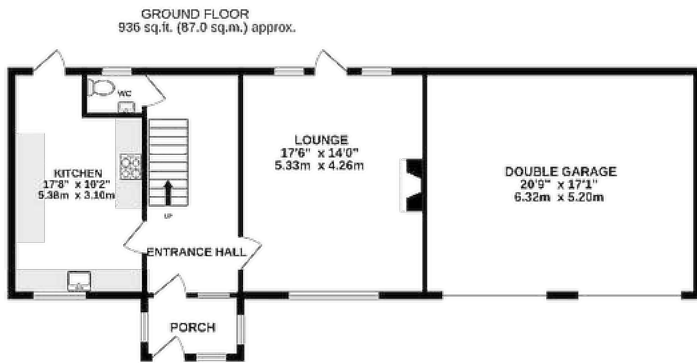




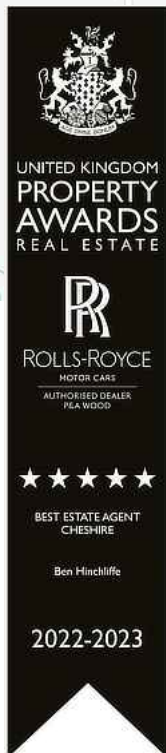
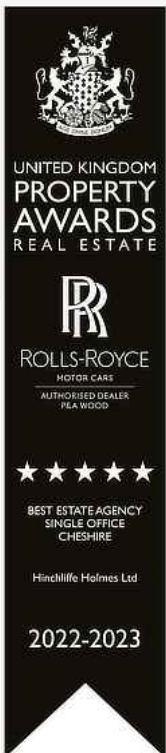








TOTAL FLOOR AREA: 1528 sq.ft. (142.0 sq.m.) approx.



# LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed

# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted

# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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