



# ROYAL FOX

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## Key Features

- Detached Character Cottage
- Four Bedrooms
- Bespoke 1st Floor Sun Terrace/Balcony
- Rural Views
- Bi-Fold Doors
- En-Suite
- Double Garage
- High Specification
- Village Location



## Main Description ...

**DETACHED CHARACTER COTTAGE - STYLISH INTERIOR - STUNNING BESPOKE DECKED SUN TERRACE/BALCONY - FOUR BEDROOMS - COUNTRYSIDE VIEWS - REFURBISHED TO A HIGH STANDARD** - Royal Fox Estates are pleased to offer to the open market this detached home, formerly, as the name suggests, the 'Old Post Office'. Carefully and impeccably updated and renovated by the present owners, the property affords a prominent position within the beautiful village of Crowton, enjoying open rural views to both the front and rear. Outside, the property features a detached double garage with electric door, driveway parking for three vehicles and an attractive, private, south-facing garden, laid to lawn. On entering the property, you will be struck by the bright and airy configuration that flows from front to back. The property is warmed by Oil-fired central heating with underfloor heating to both the family bathroom and en-suite. Heritage style windows and doors to include Bi-Folds have been installed.

- Full Schedule Of Works Available In Branch
- Freehold
- Approx Sq Ft - House- 2268 - Garage/Workshop/Store - 437
- Council Band - G
- EPC Rating - D
- Services - Mains - Electric - Water - Sewer Oil Central Heating
- Parking Arrangements - Driveway - Double Garage



The Old Post Office Kingsley Road  
Crowton Northwich

Asking Price  
**£635,000**



## Accommodation

**Entrance Porch** 4' 10" x 9' 8" (1.47m x 2.95m)

**Reception Hallway** 5' 10" x 6' 11" (1.79m x 2.12m)

**Study** 6' 8" x 11' 11" (2.03m x 3.63m)

**Living Room** 17' 10" x 14' 10" (5.43m x 4.53m)

**Dining Room** 8' 6" x 20' 5" (2.60m x 6.23m)

**Breakfast Kitchen** 10' 10" x 24' 3" (3.29m x 7.39m)

**Utility Room** 8' 4" x 10' 9" (2.55m x 3.27m)

**Guest WC**

**First Floor Landing** 4' 2" x 15' 11" (1.26m x 4.84m)

**Master Bedroom** 13' 6" x 11' 11" (4.12m x 3.62m)

**En-Suite** 3' 10" x 11' 4" (1.17m x 3.45m)

**Bedroom Two** 9' 0" x 14' 10" (2.75m x 4.52m)

**Bedroom Three** 8' 6" x 11' 6" (2.59m x 3.51m)

**Bedroom Four** 8' 8" x 10' 0" (2.64m x 3.04m)

**Family Bathroom/Shower/WC** 5' 3" x 11' 9" (1.59m x 3.58m)

**1st Floor Balcony/Sun Terrace**

**Double Garage** 17' 9" x 17' 5" (5.4m x 5.3m)

**Utility** 9' 6" x 7' 3" (2.9m x 2.2m)

## ACCOMMODATION –

Comprising briefly: entrance porch open plan to hallway, study, living room with cast iron multi-fuel stove, dining room with bi-fold doors open plan to modern fitted breakfast kitchen with centre island, 'Aga' electric cooker with cooker hood, built in dishwasher and wine cooler, large utility room and guest WC. To the first floor are four double bedrooms, three with fitted wardrobes and master with en-suite. Both the master bedroom and bedroom two have direct access via French windows onto the 'Artisan' handcrafted south-facing sun terrace/balcony. Also on the first floor is a four piece family bath/shower room/WC. The detached double garage with electric door also features a further utility room and workshop/store.

## USEFUL INFORMATION –

Planning permission elapsed but had been passed to convert the double garage to a one bedroom granny flat and erect a separate single garage. Ref no. 14/03743/ful - 02/09/2014. Full fibre broadband, hand wired smoke detector system, re-wired with consumer unit, external render is self-coloured and will not require re-painting, each window and door has been replaced with energy efficient/solar glass.

## OWNERS COMMENTS -

**Sun Terrace** - 'It's lovely sitting in the sun, looking out over open fields, whilst looking at the horses and abundant wildlife'

**The Village** - 'We love the village pub, sitting with the dogs in the beer garden in the summer or by the log fire in the winter'

## LOCATION –

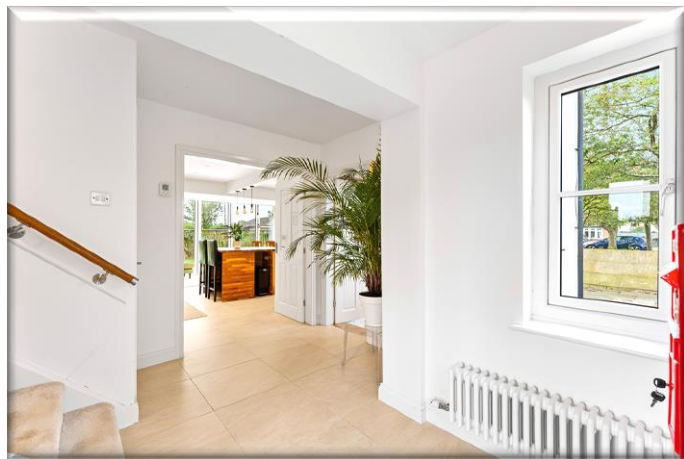
Crowton is situated around 5.0 miles west of Northwich and 4.5 miles east of Frodsham. There is a highly-rated primary school in Crowton and a village pub (The Hare & Hounds). Excellent transport links are available with good access afforded to the local motorway network, with Manchester and Liverpool airports both around a 30 minute car journey away.







*"Put your property  
in our hands..."*



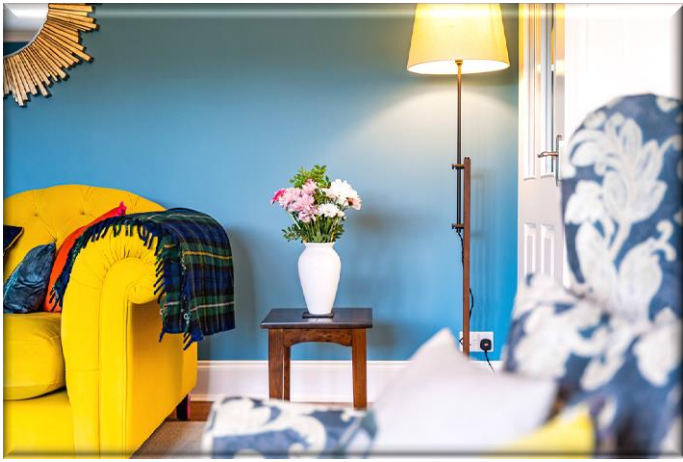
*"Ultimate Estate  
Agency....From The Fox"*

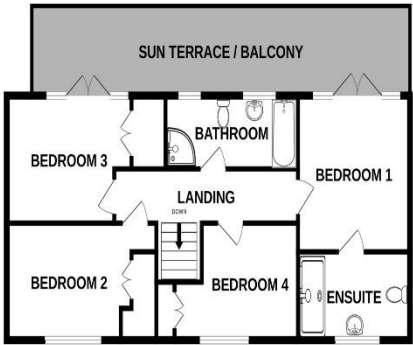
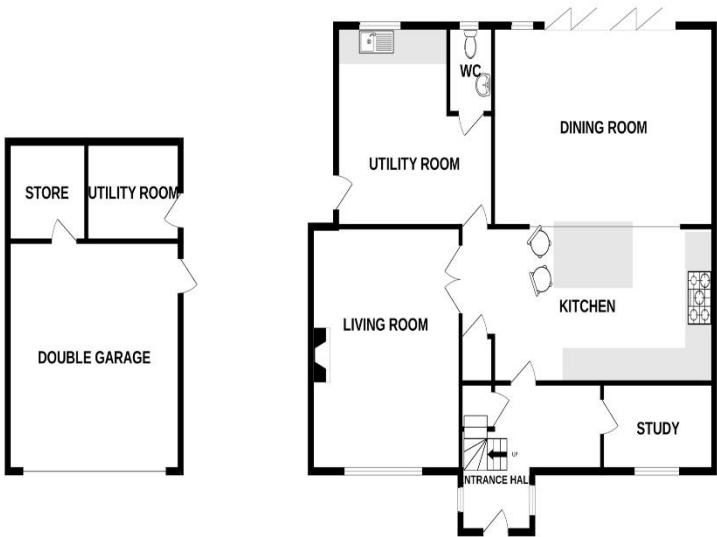
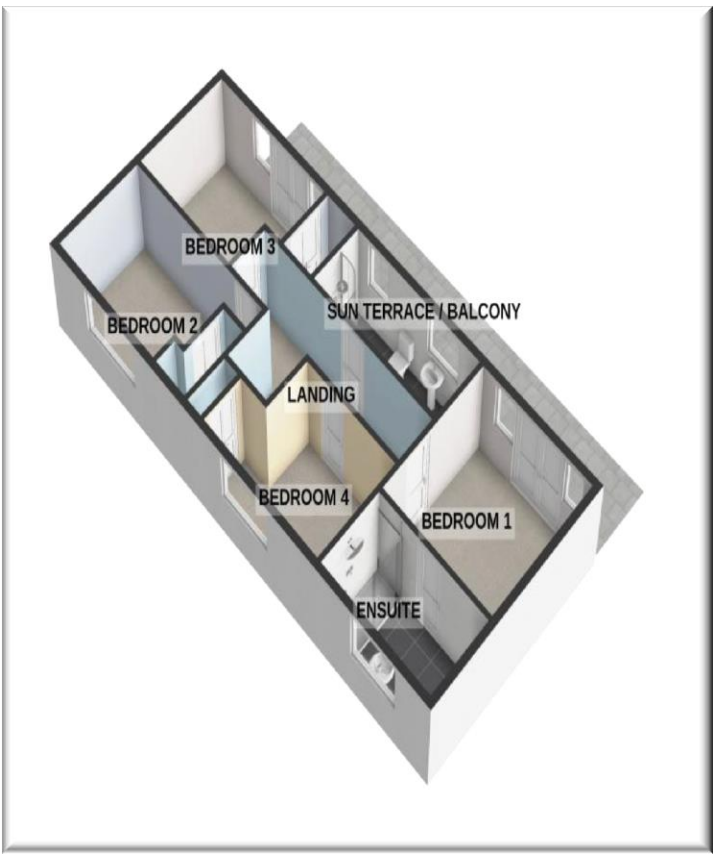
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Tel: 01606 44 0 44

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## Directions

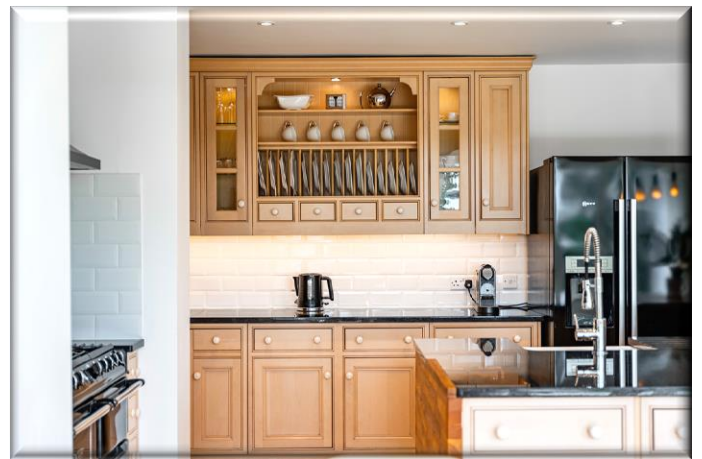
Proceed out of Northwich on the A559 Chester Road towards Hartford. At the Greenbank Hotel bear right onto Beech Road towards Weaverham. At the mini roundabout proceed straight on into Northwich Road passing through the village centre & shopping precinct. The road narrows after the petrol station this becomes High Street proceed to the T junction. Turn left onto West Road and first right onto Station Road proceed towards Acton Bridge. Pass the railway station and carry on towards Crowton, this becomes Kingsley Road. Pass the Hare & Hounds Public House on the left, The Old Post Office can be found on the left hand side.

***"Call The Fox NOW for  
your FREE valuation"***



## IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



## The Fox's Insight

- Tenure - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Electric, Water , Main Sewer
- Council Tax Banding - G
- Parking Arrangements - Double Garage & Driveway











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.