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Key Features

- Detached Country Home
- Built Circa 1845
- Extensive Size Plot
- Five Bedrooms
- Detached Double Garage
- Solar Panels & Storage Batteries
- Farmland Views
- Under-Floor Heating
- Gas Central Heating



DETACHED CHARACTER COUNTRY HOME - FIVE BEDROOMS - EXTENSIVE SIZE PLOT - DETACHED DOUBLE GARAGE - SOUGHT AFTER VILLAGE LOCATION - EXTENDED AND IMPROVED ACCOMMODATION - FARMLAND VIEWS - BUILT CIRCA 1845..... Royal Fox Estates are very proud to offer to the open market 'Rose Cottage' this delightful character country cottage provides spacious five bedroom extended family accommodation, located within a beautiful Cheshire village, standing in a extensive plot adjacent to open farmland. The current owners have improved the property to include ground floor extensions, under -floor heating to the kitchen areas, solar panels/ storage batteries and added a detached double garage having power/lights and a electronic roller shutter door.

ACCOMMODATION - Comprising briefly: entrance porch, reception hallway, living room, dining room, large 'L' shaped family kitchen with centre island and bi-fold doors, large utility room, inner lobby with access to the guest WC and bedroom five/guest bedroom with additional en-suite. To the first floor are four further bedrooms with the main bedroom also enjoying en-suite facilities and a additional family bathroom/WC

OUTSIDE - The property stands in well tendered wrap around gardens primarily laid to lawn. The cottage is approached via a large gravel driveway with wrought iron gates, the driveway extends to the side of the property and leads to the double detached garage with further hard standing space. To the rear of the property is a patio area, veggie patch and open views are enjoyed over farmland.

LOCATION - Acton Bridge is a small picturesque village located on the south side of the river Weaver and is surrounded by beautiful Cheshire countryside & farmland. The village has its own public House (The Hazel Pear) and Acton Bridge railway station that serves the West Coast Main Line - Liverpool/Birmingham is a two minute walk away. The village of Weaverham with many local shops and services is around a 3 minute car journey away. For the commuter 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.



**12 Rose Cottage Milton Rough
Acton Bridge Northwich**

**Asking Price
£799,999**



Property Info:

- *Tenure: Freehold*
- *Approx. Sq ft – 2,289 (212.7 Sq m)*
- *Council Band - G*
- *EPC Rating - C*
- *Services - Mains - Gas- Electric- Water - Sewer*
- *Parking - Double Garage & Driveway*

Accommodation

Entrance Porch 4' 1" x 4' 5" (1.24m x 1.35m)

Reception Hallway 13' 11" x 12' 0" (4.24m x 3.65m)

Living Room 23' 9" x 14' 11" (7.25m x 4.54m)
measured into bay

Dining Room 13' 11" x 9' 1" (4.23m x 2.76m)

Family Kitchen 20' 11" x 20' 8" (6.38m x 6.30m)
'L' Shaped Room - Max measurement wall to wall

Utility Room 7' 6" x 17' 10" (2.29m x 5.44m)

Inner Lobby 6' 2" x 8' 8" (1.88m x 2.64m)

Guest WC 2' 9" x 5' 1" (0.85m x 1.56m)

Bedroom Five/Guest Room 13' 1" x 16' 6" (4.00m x 5.02m)
reducing in width 3.66m

En-Suite 7' 9" x 3' 11" (2.36m x 1.20m)

First Floor Landing 4' 3" x 15' 9" (1.29m x 4.80m)

Bedroom One 11' 11" x 17' 8" (3.62m x 5.39m)

En-Suite 8' 10" x 6' 0" (2.69m x 1.84m)

Bedroom Two 13' 10" x 9' 1" (4.22m x 2.78m)

Bedroom Three 10' 8" x 12' 0" (3.26m x 3.65m)

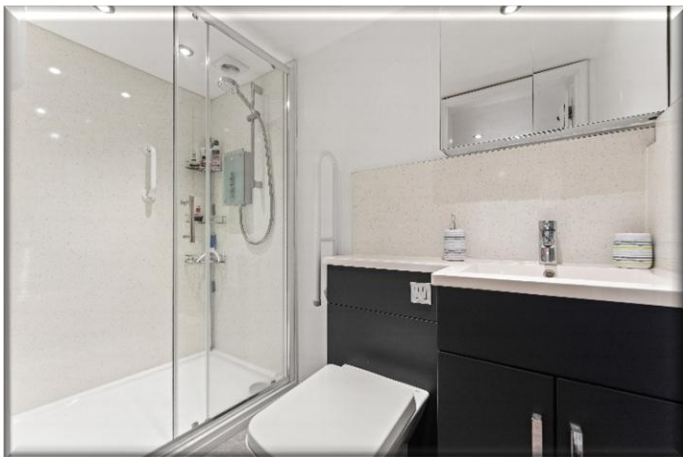
Bedroom Four 11' 9" x 9' 9" (3.59m x 2.98m)

Family Bathroom/WC 8' 11" x 7' 2" (2.73m x 2.18m)





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

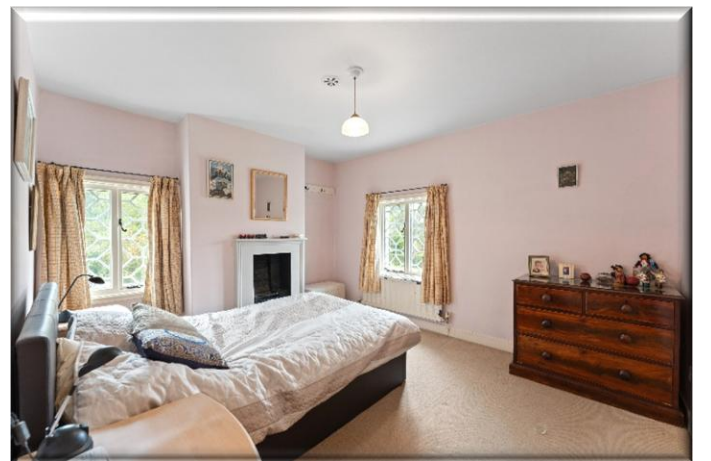


***"Ultimate Estate
Agency....From The Fox"***

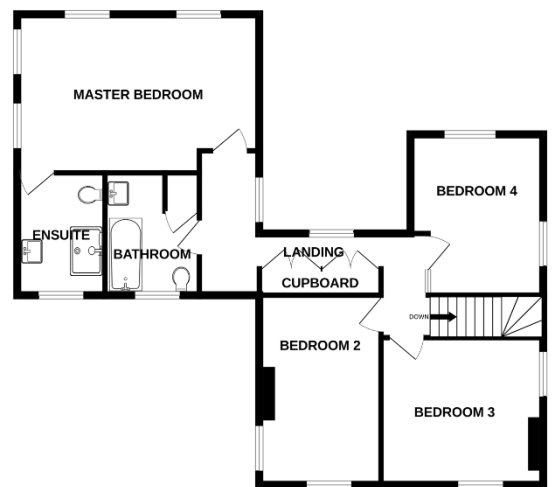
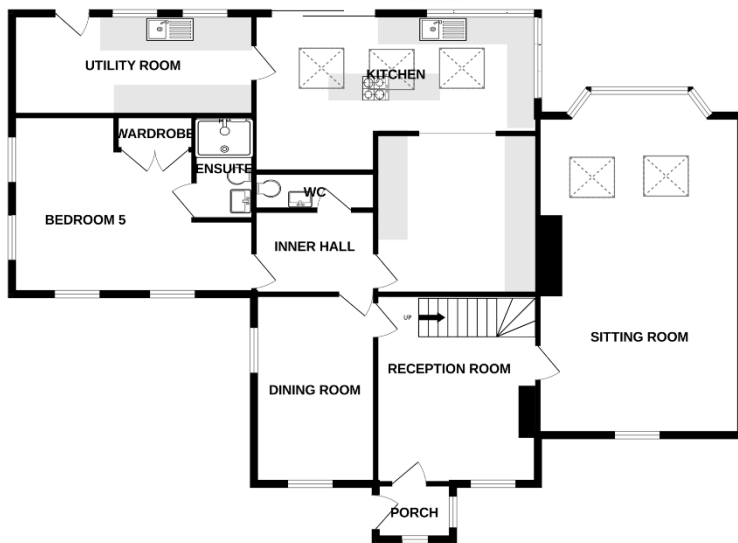
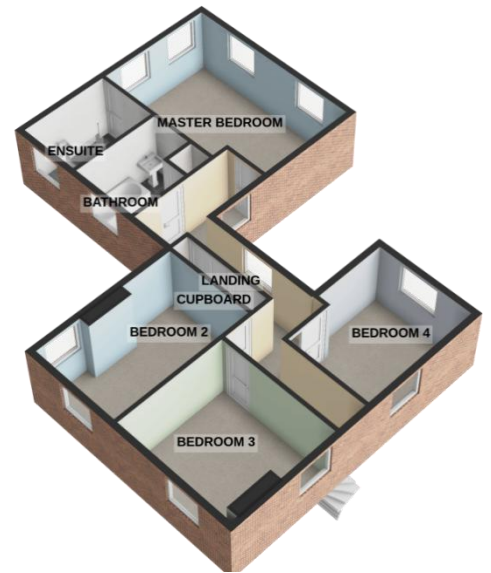
**Viewings : Northwich Office
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e: info@royalfox.co.uk







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, pass through the centre of Weaverham to the T junction with the B5142 Sandy Lane. Turn left and first right onto the B5153 Station Road, proceed towards Acton Bridge railway station proceed over the bridge and Rose Cottage is located on the right hand side identified by our distinctive For Sale Board.

***"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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		