



**GASCOIGNE
HALMAN**

CROCO BROOK COTTAGE, CHESTER ROAD, HOLMES
CHAPEL

THE AREAS LEADING ESTATE AGENT



CROCO BROOK COTTAGE, CHESTER ROAD, HOLMES CHAPEL

£625,000

A hidden gem in Holmes Chapel, a converted barn within easy reach of facilities, large rear garden along with a large summer house/gym/home office in the rear garden.

Although located off Chester Road, this particular is accessed via a small driveway which reveals a small selection of barn conversions. This particular property being detached, with a generous plot and ample parking.

Accessed via the hallway, one room to the right is currently used as a 4th bedroom however, could easily be a home office or sitting room. The main living room with its log burning stove opens to the heart of this home which has to be the open plan living dining kitchen overlooking the private rear garden. Being almost 40ft in length this room offers plenty of flexibility to have a seating and dining area. A single door and sliding doors open to the rear garden.

A staircase from the hallway, with the downstairs wc, leads to the first floor where there are three double bedrooms, the main bedroom having a range of built in wardrobes and a concealed storage cupboard, while the bathroom on the first floor is fitted with a four piece white suite. The first floor benefits from the character of a converted barn with its exposed ceiling beams.

With ample parking to the front, access down the side of the house leads to a timber workshop with double doors.

The rear garden has been thoughtfully landscaped with a decking area, decked path leading to the summer house/gym/office which is fully insulated with power and lighting along with sliding doors opening to the garden. This would also make an idea teenagers pad.

A beautiful freehold property in the heart of Holmes Chapel





DIRECTIONS

CW4 7DR, Chester Road, Holmes Chapel

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band F

ENERGY PERFORMANCE RATING

E

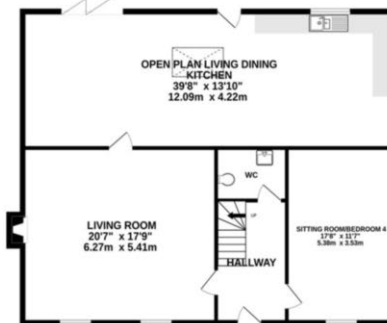
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

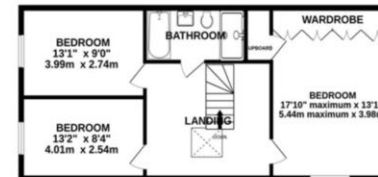
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1551 sq.ft. (144.1 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 2237 sq.ft. (207.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 5/2024

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