



Andrew J Nowell
& Company

The Coach House, Bomish Lane, Lower Withington

Offers Over £600,000



The Coach House, Bomish Lane, Lower Withington, SK11 9DW

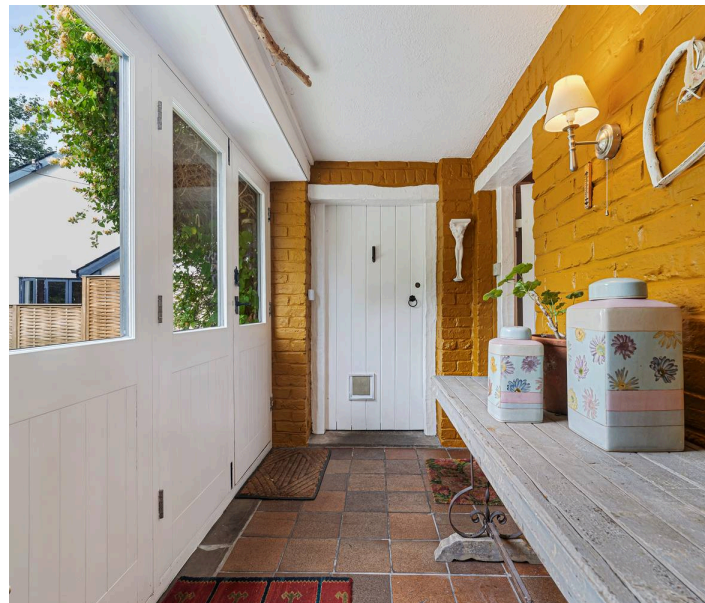
- No Onward Chain
- Countryside Views

Occupying a picturesque setting on the edge of open countryside, The Coach House is an attractive detached character home offering beautifully balanced accommodation extending to approximately 1,437 sq.ft. Combining period charm with tasteful contemporary updates, the property enjoys uninterrupted views across neighbouring fields.

The property is entered via an enclosed porch leading into a welcoming hall. The principal living room is an impressive space extending to almost 20 feet in length, centred around an attractive exposed brick fireplace with wood-burning stove. Large picture windows and French doors flood the room with natural light whilst providing a seamless connection to the gardens.

The ground floor also benefits from a generous utility room with excellent storage, together with a cloakroom and separate WC.

To the first floor is a superb open-plan kitchen, dining and sitting room which undoubtedly forms the heart of the home. The contemporary fitted kitchen is complemented by generous work surfaces and integrated appliances, whilst the adjoining dining and living area enjoys character features including an attractive decorative fireplace. Large windows frame far-reaching countryside views, creating a wonderful setting for both everyday living and entertaining.





The first floor also provides two well-proportioned bedrooms. The principal bedroom enjoys delightful open views across the surrounding countryside, whilst the second bedroom offers flexibility as a guest bedroom, nursery or home office. A modern shower room completes the accommodation. Externally, The Coach House is surrounded by mature lawned gardens with established planting, shrubs and seating areas that enjoy a high degree of privacy. The gardens offer ample space for outdoor entertaining, gardening or simply enjoying the peaceful rural surroundings, whilst the attractive stone-flagged courtyard to the front provides additional character and practicality.

The Coach House represents an excellent opportunity to acquire a charming detached home in a highly desirable semi-rural location.

The Property is offered for sale with no onward chain.

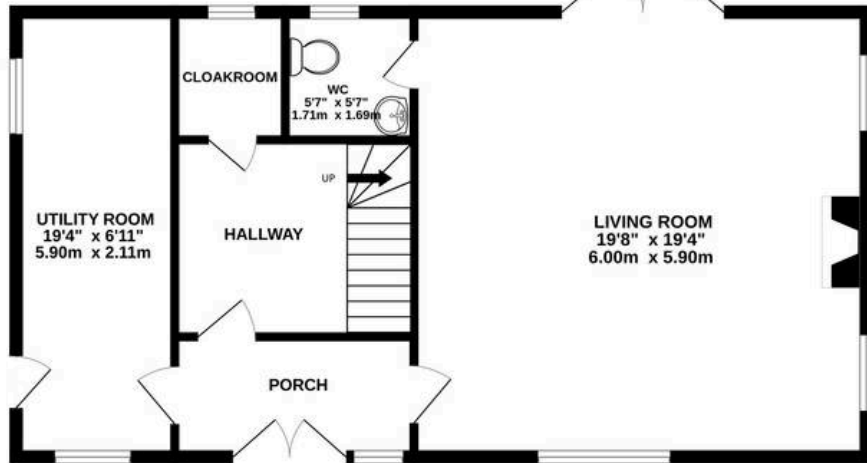
Important Information

- What 3 Words – [///robot.radio.countries](http://robot.radio.countries)
- Council Tax – Cheshire East Band A
- EPC Rating – D (63/77)
- Tenure – Freehold
- Heating: Oil Fired Central Heating
- Services: Mains Electric & Water, Drainage via septic tank (non compliant with 2020 regs)
- Parking: Driveway
- Flood Risk*: Low Risk of flooding
- Broadband**: Superfast broadband available at the property
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

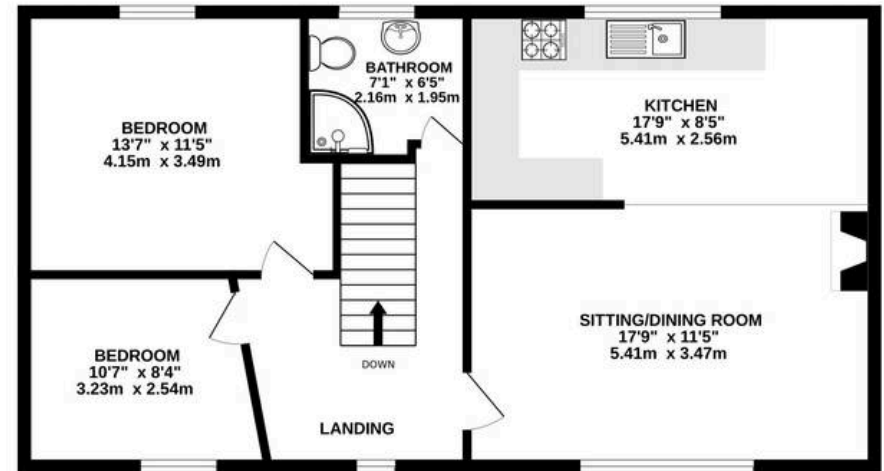




GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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