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6 Pear Tree Farm Cottages,
Billinge Green, Cheshire, CW9 7RY



KEY FEATURES

- Edge of Davenham location within Pear Tree Farm courtyard with open land to the rear
- Three well balanced bedrooms and family bathroom with bath and separate shower
- Superb enclosed rear garden with seating area and far-reaching countryside views
- Lounge with brick fireplace and log burner
- Modern shaker-style kitchen with integrated appliances
- Vaulted dining room with exposed beams and French doors
- Convenient ground floor cloakroom
- Allocated parking and single garage

SCAN TO VIEW PROPERTY

2 BATHROOMS

2 RECEPTIONS

3 BEDROOMS

RATING C

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There is an immediate sense of character on arrival, with the courtyard setting giving the property a feeling of separation while remaining conveniently close to the heart of Davenham.

Inside, the accommodation has been thoughtfully updated, balancing the character of the original building with a clean, contemporary finish. A porcelain stone effect floor begins in the entrance hall and continues through to the kitchen, creating a natural sense of continuity between the spaces.







The modern dove grey shaker style kitchen is finished with sleek composite work surfaces and integrated appliances, with dual windows and a glazed door drawing in natural light and providing direct access to the garden.

Across the hallway, the lounge offers generous proportions and centres around a brick fireplace with log burner and solid timber mantel, bringing warmth and texture to the room.







Beyond, the vaulted dining room introduces a different architectural character, with exposed beams adding height and interest while French doors extend the space naturally onto the garden terrace.

Completing the ground floor, a discreet cloakroom is positioned beside the stairs and incorporates useful storage for shoes and coats.



Upstairs, three well balanced bedrooms are arranged around a central landing. The principal bedroom enjoys a peaceful outlook across neighbouring greenery and offers a wall of fitted storage, while bedroom two looks across the rear garden towards the open fields beyond, a view that reinforces the property's connection with its countryside surroundings.

The third bedroom is currently arranged as a dedicated home office with fitted storage, although its proportions allow it to adapt easily as a nursery, dressing room or guest bedroom as needs change.

The bedrooms are complemented by a generous contemporary family bathroom with both a bath and separate shower enclosure. Above, the loft has been fully boarded and carpeted, providing valuable and easily accessible storage.











The garden is where the setting becomes particularly apparent. Enclosed and established in its own right, it also borrows considerably from the protected open land beyond, allowing the outlook to extend well beyond its boundaries.

A central lawn sits alongside a paved terrace directly outside the dining room, creating an easy connection between inside and out, while a gazebo seating area towards the rear provides another place to sit and enjoy the surroundings.

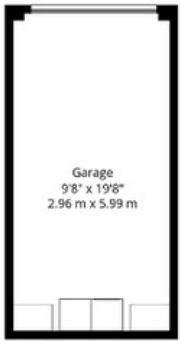
To the front, the gravelled courtyard creates an attractive approach to the property, with a detached garage providing secure parking and additional storage.

It is a home that combines the character of its courtyard setting with a thoughtfully considered modern interior and far reaching countryside views, all just beyond the centre of Davenham.





First Floor



Ground Floor

6 Pear Tree Cottages, Davenham

Approximate Gross Internal Area:
1418 sq.ft 132 sq.m

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.
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