ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- ***Stunning Period Cottage***
- ***Extensive & Versatile Plot***
- ***Beautiful, Contemporary Interior***
- ***Modern Fixtures & Fittings***
- ***Spacious Lounge with Wood Burner***
- ***Sun Room & Guest WC***
- ***Gated Driveway & Detached Garage***
- ***Long Ranging & Well-Maintained Gardens***
- ***Huge Scope to Add Future Value***

RARE OPPORTUNITY! - STUNNING PERIOD COTTAGE - SET ON A VAST & VERSATILE PLOT - BEAUTIFUL, CONTEMPORARY INTERIOR - OFFERED WITH NO ONWARD CHAIN ...

Royal Fox Estates are proud to offer, Briar Cottage. A wonderfully presented period home sympathetically modernised to a high standard whilst retaining a wealth of character and period features internally offering the best of both worlds. As impressive as the home itself is the space offered outside with a far-reaching plot & gardens to the rear.

Briar Cottage Warrington Road
Gorstage Northwich

Guide Price

£335,000

Accommodation

Porch

Lounge *19' 3" x 17' 5" (5.88m x 5.3m)*

Kitchen/Diner *14' 4" x 17' 5" (4.38m x 5.3m)*

WC *5' 8" x 3' 9" (1.72m x 1.14m)*

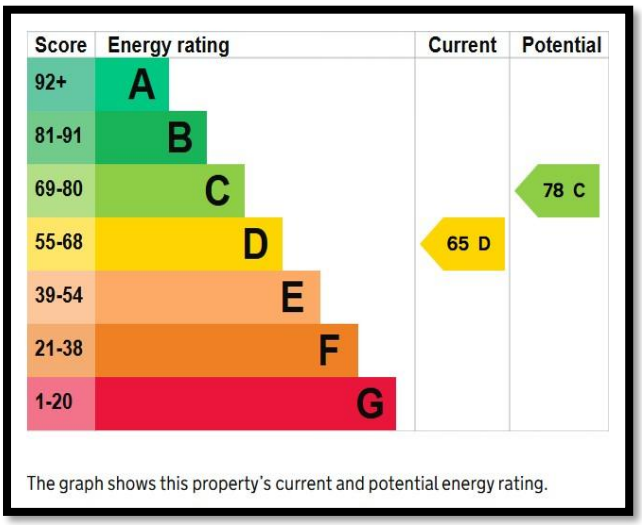
Sun Room *8' 1" x 17' 5" (2.47m x 5.3m)*

Landing

Bedroom One *9' 6" x 13' 1" (2.89m x 3.98m)*

Bedroom Two *10' 0" x 8' 7" (3.05m x 2.62m)*

Shower Room/WC *6' 9" x 7' 6" (2.07m x 2.28m)*



ACCOMMODATION: *Comprising of internally ... To the ground floor - Entrance porch, spacious dual aspect lounge with log burner, bay window and open staircase, beautiful contemporary dining kitchen with integrated appliances, off which is a guest WC & sun room. To the first floor are two bedrooms. The main bedroom offering built in cupboard and a small walk in wardrobe. In addition is a modern shower room with walk in unit.*

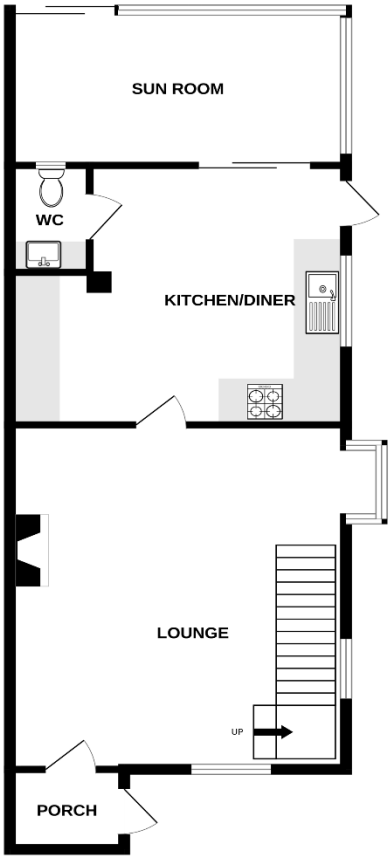
OUTSIDE: *To the front are gardens & private pathway to the front door, with a long gated driveway stretching down the side elevation for ample parking, at the end of which is a detached garage. At the rear is an expensive, versatile garden plot with lawned areas, courtyard & various storage sheds & greenhouses.*

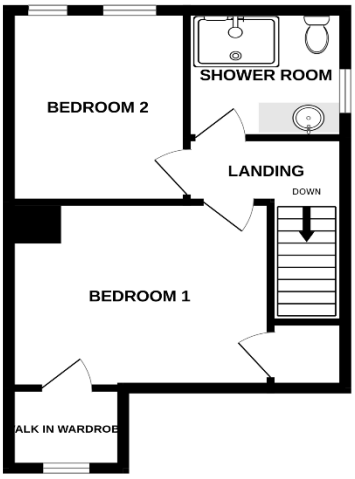
TO NOTE: *A Portion of the rear garden we are informed is leased. Copy of the deeds with full details & plan are viewable upon request.*

LOCATION: *Cuddington is a picturesque, primarily residential village located around 4 miles from Northwich. Often paired with neighboring Sandiway, it offers a semi rural setting, historic railway station, local shops, and easy access to Delamere Forest and Blakemere Village. For the commuter good access is afforded to the A556/A49 with onward links to the local motorway network.*

- *Tenure: Freehold*
- *Approx Square Footage: 1089 (102.3 Sq m)*
- *EPC Rating: D*
- *Council Band: E*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway*

2026
JUL
10
FRI





Directions

From Northwich leave along London Road in the direction of Kingsmead and proceed to the A556 Chester Road. At the roundabout turn right onto the A556 in the direction of Chester. Pass the turning for Hartford & Weaverham and turn right at Sandiway along Norley Road towards Cuddington. At the junction with the A49 turn right, pass the traffic lights and Briar Cottage 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 No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: D
- Parking Arrangements: Driveway & Garage