



## Broomy Croft Holmes Chapel Road, Davenport, Congleton, CW12

£985,000

- An Exceptional Five Bedroom Detached Character Residence
- Separate Utility Room, Boot Room & Downstairs Cloakroom
- Established Lawned Gardens & Paved Patio Area
- Offered With No Upward Chain
- Plot Size Comprising Of 0.57 Acres Of Formal Gardens & 4.38 Acres Of Paddock Land
- Annexe Potential/ Guest Accommodation Subject To Planning
- Detached Double Garage
- Three Versatile Reception Rooms & A Traditional Style Country Kitchen
- Master Bedroom With En- Suite Facilities & Two Further Bathrooms
- Sweeping Private Driveway With Ample Parking

# Broomy Croft Holmes Chapel Road, Congleton CW12 4SS

\*\*\*NEW PRICE\*\*\* £115,000 PRICE ADJUSTMENT \*\*\*

\*\*Broomy Croft, Davenport. An Exceptional Detached Character Residence with just under Five Acres\*\*

Discreetly positioned and set away from the road, Broomy Croft is a detached character property occupying an enviable rural position within the sought-after village of Davenport. Approached via a sweeping private driveway and introduced by formal, established gardens, the property immediately conveys a sense of arrival together with just under five acres of lawned gardens and land.

Broomy Croft offers far more than a traditional country house setting. It presents a genuine lifestyle opportunity, equally suited to family living, equestrian interests, or those seeking space, privacy, and long-term adaptability, all without sacrificing accessibility.



Council Tax Band: F



Whittaker  
87 BROS

The accommodation is generous yet well placed offering versatility, arranged to offer both formal reception space and practical everyday living. With five bedrooms, three reception rooms, and three bathrooms, the house accommodates modern family requirements while retaining a traditional, grounded feel.

At its heart sits a traditional-style kitchen, fitted with bespoke units and centred around a Rayburn cooker, creating a space that is both functional and atmospheric complete with a walk-in pantry store. This is a kitchen designed for real use, boots by the door, dogs under the table, and long conversations that outlast the cooking.

Adjoining the kitchen is a boot room and separate utility, reinforcing the home's suitability for rural life. An open vestibule leads through to the formal dining room, offering an elegant setting for entertaining, while a separate study provides a quieter retreat for work or reading. The formal lounge completes the reception accommodation, offering a welcoming and characterful space for relaxation.

**Annexe Potential and Future Flexibility.**

To the western side of the property, the layout naturally lends itself to independent or semi-independent living. The combination of a study, ground-floor bathroom, and self-contained bedroom creates excellent potential for an annexe, guest accommodation, or dependent relative living, without compromising the integrity of the main house.

Further opportunity is provided by the cellar, offering additional scope for storage or as a wine cellar.

**Gardens, Land and Equestrian Appeal.**

The formal gardens surrounding the house are well-established and thoughtfully arranged, providing structure, privacy, and seasonal interest. Beyond this, the property opens out into approximately 4.38 acres of good quality adjoining land, delivering both visual openness and practical utility.

For equestrian buyers, the offering is particularly compelling. There is clear potential for stables or conversion of the garage, (subject to planning), supported by the property's close proximity to Somerford Park Farm Equestrian centre and Crossmere Livery, both of which are within easy reach. The land also lends itself to smallholding, leisure use, or simply preserving the sense of space that defines the setting.

A sweeping driveway provides ample off-road parking and leads to a double detached garage, completing the external accommodation.

**Location and Connectivity.**

Despite its rural positioning, Broomy Croft remains exceptionally well connected. The property lies close to Brereton Heath Country Park, offering accessible green space and recreational opportunities. The M6 motorway is readily accessible, making travel across the Northwest straightforward.

The neighbouring towns of Congleton, Holmes Chapel, Knutsford, Sandbach, Wilmslow & Alderley Edge provide a wide range of amenities, schooling options, and rail services, while Manchester Airport is within comfortable commuting distance ensuring that national and international travel remains entirely practical.

Having been cherished by the same ownership for over 30 years, this is a home that has evolved with care and quality. Its long tenure is a powerful seal of approval in itself, reflecting both the quality of the setting and the enduring appeal of the house which offers much potential for the discerning buyer.

In summary Broomy Croft is a home that delivers scale without pretence, character without compromise, and flexibility without dilution. It is a property shaped by time rather than trend, with scope for improvement and great potential in equal measures.

A rare opportunity to acquire a country residence of this calibre, within a truly desirable Cheshire location, offered to the market as a reluctant sale with no upward chain.

### **Front Entrance Porch**

Having a UPVC full length window and matching front entrance door giving access into the tiled porch. Courtesy light and timber front decorative entrance door with wrought iron fixings.

### **Dining Room**

13'0" x 13'6"

Having exposed beams, radiators, wall light points, feature niche archway to chimney breast.

### **Inner Hallway**

Having under stairs storage cupboard giving access to the study and ground floor bathroom as well as bedroom three.

### **Study**

12'4" x 8'9"

Having a UPVC double glazed curved window to the front aspect overlooking the front gardens. Column style radiator, engineered oak flooring. Exposed beams to ceiling.

### **Family Bathroom**

8'10" x 6'0"

Having a white suite comprising of panelled bath with over bath shower and bifold shower screen, low-level WC, pedestal wash hand basin. UPVC double glazed obscured window to the rear aspect, travertine part tiled walls and travertine tiled floor. Electric wall mounted heater, column style radiator, UPVC double glazed obscured window to the rear aspect.

### **Bedroom**

16'2" x 8'10"

Having stairs from inner hallway with a UPVC picture window to the front and rear aspect with the rear enjoying views over the adjoining grounds and gardens. Engineered oak flooring, built in vanity dressing area table with drawers, built-in wardrobe, radiator. Storage to eaves.

### **Lounge**

16'2" x 12'3"

Having a feature ornate fireplace, parquet flooring, UPVC bow shaped window. Radiator.

### **Vestibule**

6'5" x 9'3"

Having access to loft space, radiator, tiled floor. Wall light points. Access through to the utility.

### **Utility Room**

6'9" x 9'3"

Having a double glazed window to the rear aspect overlooking the gardens, rear courtyard and pond. Fitted base units with worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. Matching wall units, plumbing for washing machine. Radiator, tiled floor.

### **Dining Kitchen**

15'7" x 12'8"

Having a range of solid wood fronted wall mounted cupboard and base units with fitted worksurface over, incorporating a composite one and a half bowl sink unit with mixer tap over. Rayburn oil fired cooker with twin hot plate extractor over, twin ovens and warming drawer, separate 4 ring ceramic hob, integral dishwasher, cooker extractor. space for fridge freezer, UPVC windows. Tiled floor, exposed beams to ceiling, radiator. Pantry store with shelving.

### **Side Entrance Porch**

Having hardwood double glazed windows and doors.

### Rear Boot Room

5'2" x 6'10"

Having exposed brickwork, UPVC double glazed window to the side aspect, hardwood rear entrance door. Tiled floor and access to walk in storage cupboard, radiator and electric consumer unit.

### Ground Floor Cloaks

Having a low-level WC, wall mounted wash hand basin, radiator, part tiled walls. Extractor fan to ceiling, UPVC double glazed window to the front aspect.

Access to cellar and stairs off to first floor landing. Split level landing giving access to family bathroom. Staircase to additional bedrooms, secondary staircase to the master suite.

### Cellar

9'3" x 6'1"

Having steps down with electric light and power plus approach.

### Family Bathroom

8'1" x 6'1"

Having a panelled bath with over bath shower, wash hand basin with matching low-level WC. Radiator, deep set UPVC double glazed window to the side aspect. Radiator.

### Inner Landing

Having wall light points and exposed beams to ceiling giving access to bedrooms.

### Bedroom

12'5" x 10'9"

Having partially vaulted ceiling with exposed beams, wall light points. Low picture window overlooking the front gardens and grounds. Built-in wardrobe to side wall with matching drawers.

### Bedroom

12'5" x 9'2"

Partially vaulted ceiling with exposed beams, UPVC window to the front aspect overlooking the front garden. Radiator. Wall light point.

### Bedroom Attic/Dressing Room

8'3" x 6'2"

Having sloped ceiling with exposed beams. UPVC double glazed window to the side aspect. Radiator, built-in storage and bespoke drawers and wardrobe overhead storage cupboard.

Access to the master suite having a skylight to the landing. Built in bespoke storage to eaves.

### Master Suite

13'4" x 12'8"

Having dual aspect UPVC double glazed windows to the rear and side aspect each having far reaching views across the formal gardens, pond and adjoining land. Radiator, oak effect flooring.

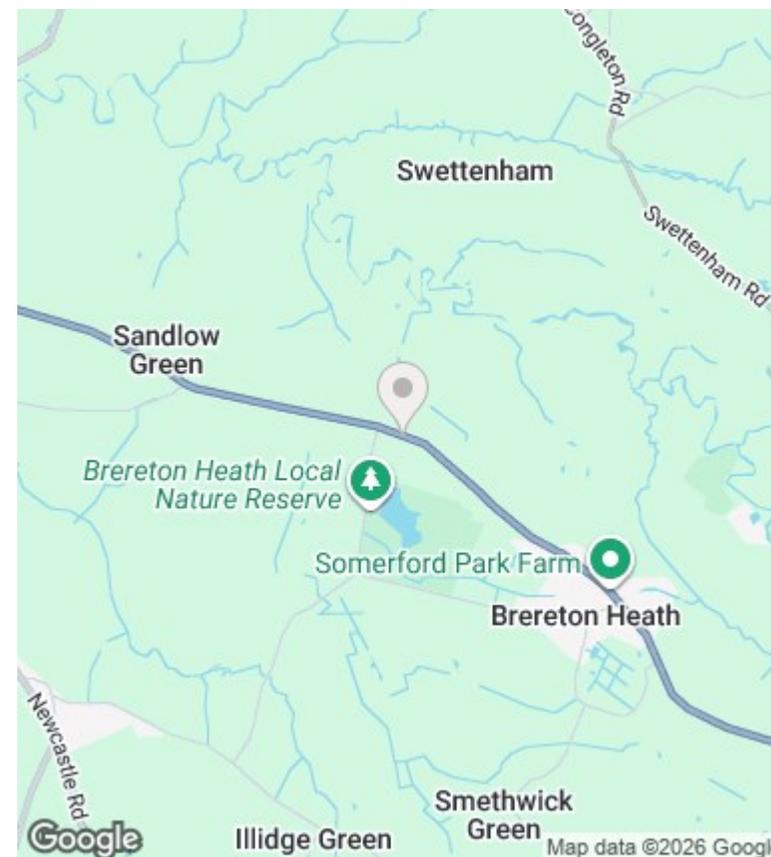
### En-suite

6'5" x 6'11"

Heritage suite comprising of vanity wash and basin set in bespoke carpentry with storage below, low level WC. Enclosed walk-in shower cubicle with electric shower. Extractor fan to ceiling and wall mounted electric fan. Part tiled walls, heated towel radiator, UPVC double glazed obscured window to the side aspect.







## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	