



**Deceptively Spacious Circa 1930's Semi-Detached
Impressive Extended Kitchen With Quality Appliances
Three Good Size Bedrooms Plus Loft Room**

**Great Village Location
Full Of Character & Charm Throughout
Stunning Rear Garden With "Gin Shed"**



Introduction

A most attractive and deceptively spacious traditional circa 1930s semi-detached family home, ideally positioned within a short stroll of the village centre and train station making it perfect for convenient village living. This charming home has been thoughtfully extended and significantly improved by the current owners, offering beautifully presented, ready-to-move-into accommodation. Retaining a wealth of charm and characterful features including high ceilings, picture rails, original internal doors and even original door furniture. The property effortlessly blends period charm with modern living. Viewing is highly recommended to fully appreciate the space on offer; this home truly is a TARDIS. The accommodation begins with an entrance hallway, leading through to a delightful lounge featuring a pretty bow window that fills the room with natural light, alongside a central chimney breast with a decorative fireplace. From here, the layout flows into the dining room, a particularly charming space brimming with character, showcasing a corner exposed brick fireplace housing a real fire. The dining room opens seamlessly into the kitchen, making this an ideal space for family gatherings. The property has been extended to the rear to create a stunning, contemporary kitchen, beautifully styled with a comprehensive range of modern "Shaker" style units, integrated Bosch appliances and a central breakfast bar, windows and French doors providing lovely views and direct access onto the fabulous rear garden. The ground floor is further enhanced by a practical cloakroom/utility and a useful study, ideal for home working, located just off the dining room. To the first floor, there are three well-proportioned bedrooms and a stylish three-piece family bathroom. A staircase from the landing leads to a versatile loft room, which could serve as a guest room or home office (please note this space does not have building regulations). Externally, the property benefits from ample off-road parking to the front and leads to the single garage. The property continues to impress, particularly to the rear where a beautifully maintained and thoughtfully arranged garden creates a wonderful extension of the living space. A raised decked terrace sits just off the kitchen, ideal for morning coffee, enjoying an elevated outlook across the garden. Beyond, an extensive lawn provides plenty of space for families, gardening enthusiasts, or simply relaxing in a peaceful setting. To the far end, a paved patio area, fondly known as the "gin shed" offers the perfect spot for entertaining or unwinding with friends and family.

EPC Rating – D

Tenure - Freehold

Council Tax Band - D - Cheshire East

ACCOMMODATION

Entrance Hallway

Approached via the external brick archway leading to an attractive composite door opening into the hallway, where stairs ascend to the first floor and a door leads through to the lounge.

Lounge 12' 0" x 13' 8" max into recess (3.65m x 4.16m)

The lounge is located to the front aspect with a feature bow window with coloured leaded detail allowing ample natural light to fill the space, along with high ceilings and a picture rail. A central chimney breast houses a decorative feature fireplace with matching inset and hearth.

Dining Room 10' 0" x 12' 0" (3.05m x 3.65m)

A lovely dining room full of character and charm with high ceilings, picture rail and a corner feature exposed brick fireplace housing a real fire set on a tiled hearth. A double opening leads seamlessly through to the extended kitchen, access is gained to the understairs cloak cupboard and study.

Study 8' 7" x 6' 5" (2.61m x 1.95m)

A most versatile room, located just off the dining room, ideal as a study, children's playroom or craft room, with a side window allowing natural light to fill the space.

Breakfast Kitchen 13' 1" x 13' 9" Maximum (3.98m x 4.19m)

A beautifully designed, contemporary breakfast kitchen, forming the true heart of the home and sure to impress. It offers an extensive range of smart grey shaker style wall, drawer and base units providing excellent storage, complemented by contrasting sparkle granite work surfaces and an eye-catching metro tile splashback. Quality appliances include a five ring Bosch gas hob with concealed extractor over, a built in Lamona microwave and integrated Bosch double oven with grill, along with a larger style integrated fridge freezer. The inset single drainer sink with chrome swan neck mixer tapware is positioned beneath the window overlooking the pretty rear garden. The central breakfast island provides additional storage and seating with contrasting butcher's block style worktop, while attractive ceramic tiled flooring (with a wood effect finish) adds a stylish touch. French doors open directly onto the raised decked terrace, seamlessly connecting the kitchen to the garden, completing this superb space.

Utility & WC 4' 10" x 4' 6" (1.47m x 1.37m)

A useful utility room is located just off the kitchen and also incorporates the ground floor WC, fitted with a matching two-piece suite comprising a wall-mounted hand wash basin and low-level WC. Home to the gas central heating boiler.

First Floor Landing

The first floor landing gives access to three bedrooms and the family bathroom, with stairs also leading up to the loft space. Completed with built in over stairs storage.

Master Bedroom 12' 0" x 10' 1" (3.65m x 3.07m)

A generous main bedroom located to the rear aspect enjoying views over the rear garden, full of character with high ceilings and a picture rail.

Bedroom Two 11' 7" Max into Bay x 10' 5" (3.53m x 3.17m)

The second double bedroom is located to the front aspect and is full of character, featuring a lovely bay window with coloured light detail, high ceilings and a picture rail. A useful recessed area provides an ideal space for hanging rail storage.

Bedroom Three 8' 7" x 6' 4" (2.61m x 1.93m)

A good sized single bedroom located to the rear aspect, featuring a built-in open shelved storage unit.

Family Bathroom

A delightful and very well appointed family bathroom, fitted with a white three-piece suite comprising a P-shaped bath with fixed curved shower screen and mains mixer shower, along with mixer tapware to the opposite end. There is a semi-pedestal hand wash basin with swan neck chrome mixer tapware and a low-level WC. A feature circular window to the front aspect provides natural light, while the room is finished with complementary tiled walls and contrasting underfloor electric heated tiled flooring.

Loft Room 7' 8" Extending to 14'7" into eaves x 10' 10" (2.34m x 3.30m)

The loft room, approached from the landing, offers a versatile space suitable as a home office or occasional fourth bedroom if required (no building regulations in place). It benefits from a side aspect window, useful under-eaves storage and built-in cupboards, with limited headroom in places.



Externally

This beautiful property is set back from the road and enjoys ample gravelled off-road parking, neatly screened by an attractive evergreen hedge. There is access to the garage from the front, along with gated side access leading through to the rear garden. The rear garden is a particular highlight and has been thoughtfully designed with lifestyle in mind. A raised terrace directly off the kitchen provides the perfect spot for morning coffee or relaxed al fresco dining, overlooking the garden beyond. This leads onto a generous central lawn, bordered by well-stocked and thoughtfully planted beds, creating an ideal space for both family use and keen gardeners alike. To the bottom of the garden, a paved terrace offers a superb entertaining area, complete with a covered seating space affectionately known as the "gin shed". This versatile zone is perfect for summer barbecues, evening drinks and year round socialising, making the garden a true extension of the living accommodation.

Garage 17' 8" x 8' 0" (5.38m x 2.44m)

The garage benefits from an up and over front entry door, along with a courtesy side door providing convenient access from the rear garden.



Location

Holmes Chapel is a thriving and highly sought after village in Cheshire, known for its welcoming community and well-balanced blend of rural charm and modern convenience. At its heart lies an attractive village centre, offering a comprehensive range of day-to-day shopping facilities, including a mix of independent retailers and well-known high-street names, catering to residents' everyday needs. Surrounded by picturesque countryside, Holmes Chapel is particularly appealing to those who enjoy the outdoors. The nearby Dane Valley provides beautiful walking routes and scenic landscapes, making it an ideal location for keen walkers and nature enthusiasts alike. The village is also well regarded for its excellent educational provision, with two highly respected primary schools and secondary school, making it a popular choice for families. A variety of pubs and restaurants can be found both within the village and in the surrounding area, offering a range of dining and social options to suit all tastes. For commuters, Holmes Chapel is exceptionally well connected. The local railway station provides regular services to Manchester, Manchester Airport, and Crewe, ensuring convenient access to key employment and travel hubs. Additionally, the Northwest motorway network is easily accessible via Junction 18 of the M6, further enhancing the village's appeal for those needing to travel further afield.

Tenure

We have been informed the property is Freehold.
Correct at the time of listing.

We recommend you check these details with your
Solicitor/Conveyancer

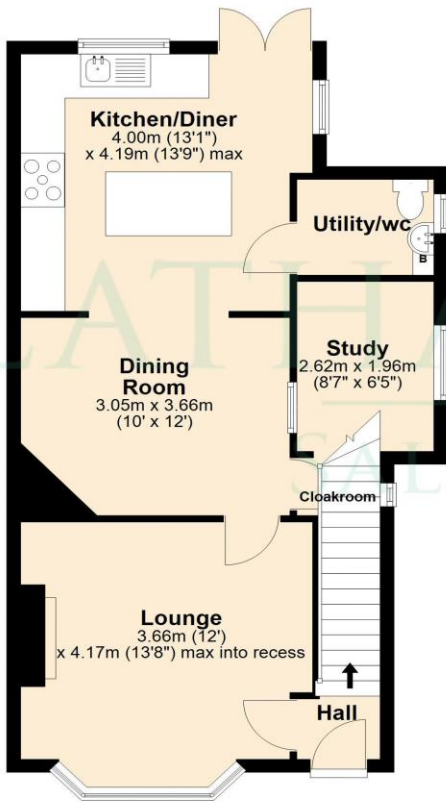


Directions

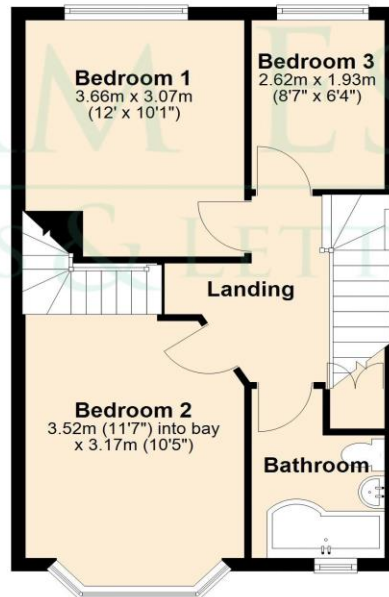
From our office 16 The Square, Holmes Chapel, CW4 7AB. Travel south on London Road (A50) continue along London Road through the traffic lights. The property can be found a short way up on your left-hand side. Property Post Code: CW4 7BG. Viewing strictly by appointment



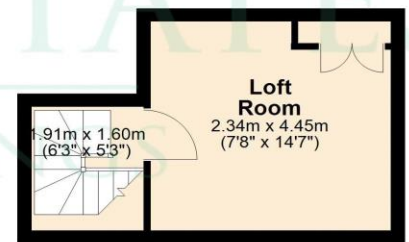
Ground Floor



First Floor



Second Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only. Plan produced using PlanUp.

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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.