



**Niddries Court, Niddries Lane, Cheshire,
Northwich, CW9**

Offers Over: £325,000

Freehold

Niddries Court, Niddries Lane, Cheshire, Northwich, CW9

Tucked away within a charming private courtyard, this distinctive end mews property forms part of a former provender mill, thoughtfully converted in the mid-1980s. Blending rustic character with contemporary comforts, the home enjoys a peaceful position with idyllic rear views over open maize fields.

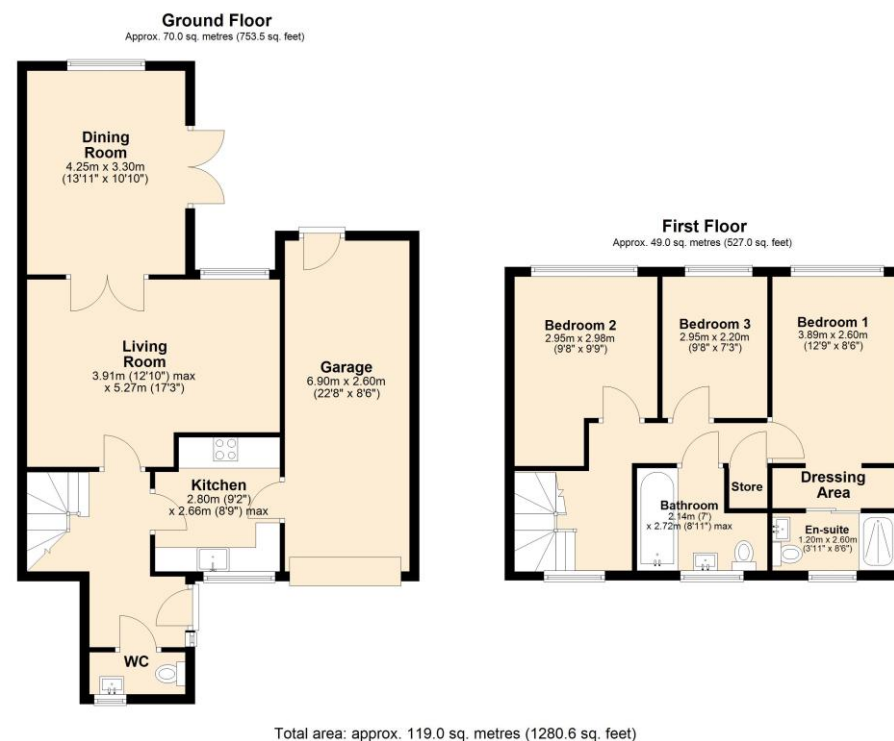
To the front, the property benefits from convenient off-street parking and a quaint path which offers useful bin storage. The garage itself is fitted with an up-and-over door and internal access via the kitchen. On entering the property, you're welcomed into a generous entrance hall, setting the tone for the spacious and well-planned accommodation. A ground floor WC is ideally located just off the hallway.

The kitchen is beautifully presented with a classic farmhouse aesthetic, featuring sage green units, solid wood work surfaces, and a charming Belfast sink. A door from the kitchen provides internal access to the garage, making day-to-day life effortless. To the rear of the home, the inviting living room boasts character oak beams, a wood-burning stove, and a contemporary radiator, all creating a cosy yet stylish space. French doors open into the dining room, which features a vaulted ceiling, an elegant arched window overlooking the garden, and patio doors that lead outside.

Upstairs, the property offers three bedrooms and a landing with a striking circular feature window and loft access. The main bedroom is spacious and full of charm, with exposed oak beams and an arched opening leading to built-in storage. A sliding door opens into the en-suite, which is fitted with a walk-in shower, WC, and wash hand basin. Bedroom two is a comfortable double room, while bedroom three serves well as a single bedroom or office space. The main bathroom is finished with a traditional three-piece suite.

The rear garden is a true sanctuary, paved with natural Yorkshire stone and framed with wildflower beds. There is a separate lawned area and a raised decked terrace positioned to take full advantage of the tranquil views across the maize fields beyond.

This rare home combines character, privacy, and a countryside feel, all within a sought-after courtyard setting. A truly special opportunity.



- EPC TBC
- Council Tax Band D
- Freehold





The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.