

These particulars are provided as a general guide only and do not form part of any offer or contract. We have not carried out a structural survey, nor tested any services, systems, appliances or specific fittings. Buyers should rely on their own investigations through their solicitor or surveyor. Descriptions, images, floorplans and measurements are provided for guidance only and should not be relied upon for the purchase of fixtures, fittings, carpets or furnishings, nor as confirmation of the items included in the sale. Council Tax bands and any reference to planning or consents should be independently verified. Properties are offered subject to contract, and J Lord & Co and its representatives are not authorised to make or give any warranties or representations.

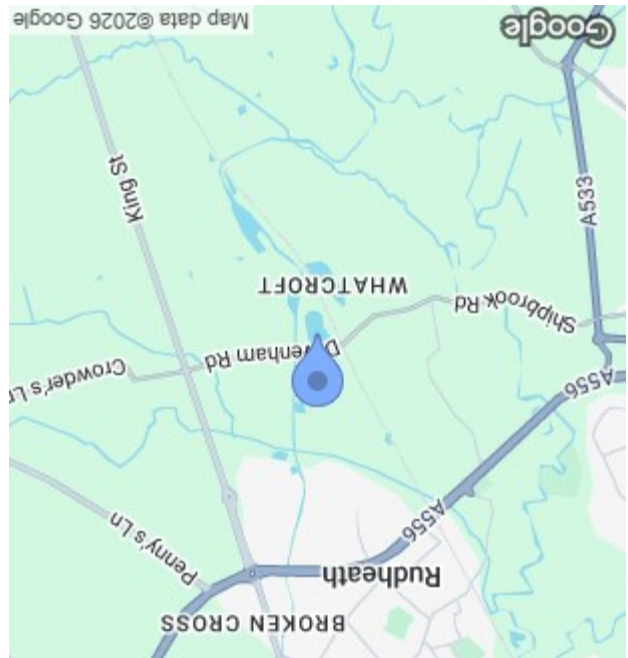
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

Little Grebe Cottage - Billinge Green, Northwich
Approximate Gross Internal Area: 2277 sq.ft 211 sq.m



JL & CO
MATCHING HOMES TO MOMENTS

01606 351133
www.jlordandco.com



Energy Efficiency Rating	
Potential	Current
(92 plus) A	(81-91) B
(81-91) B	(69-80) C
(55-68) D	(39-54) E
(21-38) F	(1-20) G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Very energy efficient - lower running costs

Current: 29

Potential: 80



Little Grebe Cottage
Billinge Green
Cheshire
CW9 7RY

- 4
- 2
- 3

Asking Price
£750,000

The approach feels calm and established. Set back from the road, the house is framed by mature planting and soft landscaping, creating a sense of separation without feeling remote.

The frontage carries a quiet character, with brick and timber detailing giving a subtle nod to its heritage, while the symmetry of the façade and the framed entrance create a composed first impression. It is a home that reveals itself gently rather than all at once.

Inside, the layout unfolds with clarity. The central hallway connects each of the principal rooms, allowing the house to feel both open and defined.

To one side, the main lounge is generous in proportion, centred around a feature fireplace and naturally oriented toward the south facing garden. French doors draw the outside in, creating an easy relationship between interior living and the landscape beyond. It is a room that feels equally suited to quieter evenings or time spent with others.

Across the hall, the dining room offers a more contained space, positioned for everyday use but equally capable of hosting more formal occasions. The flow between these rooms feels natural, allowing each to retain its own identity while still working as part of a whole.

The kitchen sits to the rear, where it feels most connected to the setting. Well-proportioned and practical in its current arrangement, it offers a clear opportunity to reimagine the space over time. There is a natural logic to its position, linking easily to both the dining room and the garden, suggesting future potential for a more open, lifestyle-led layout should a buyer wish to evolve it further.

Beyond the main living areas, there is a useful office positioned quietly away from the central flow, offering a dedicated space for work or study. A ground floor cloakroom and ancillary storage add a level of practicality that supports day-to-day living without interruption.

Each of these spaces feels purposeful, contributing to the overall functionality of the house.

Upstairs, the sense of space continues. The landing connects four bedrooms, each with its own attractive outlook, many taking advantage of the surrounding greenery and open views.

The arrangement is balanced, offering flexibility for family life, guests, or evolving needs over time.

The principal bedroom is positioned to enjoy the best of the outlook, with a calm, open aspect that draws in natural light. Its proportions allow for a comfortable, uncluttered arrangement, creating a space that feels restful rather than overstated.

The two bathrooms are arranged to serve the bedrooms practically, with scope for refinement over time. As with the kitchen, they present a clear opportunity for a new owner to introduce a more contemporary layer, aligning the interiors with the strength of the setting.

The grounds are where the home truly distinguishes itself.

To the rear, the garden opens out into a wide expanse of lawn, bordered by mature trees and planting that provide both privacy and seasonal variation. Beyond, the landscape extends further, giving a sense of openness that is increasingly difficult to find.

A separate paddock of approximately four acres sits to the front, across Davenham Road, previously used for grazing and adding a further sense of space, flexibility, and connection to the surrounding landscape.

Little Grebe Cottage is not defined by a single feature, but by the way everything comes together. The setting, the outlook, and the proportions of the house combine to create a home that feels grounded, adaptable, and full of quiet potential.

For those looking for a space to evolve, in a setting that offers both privacy and connection to the landscape, this is a place that will reward time spent within it.

There is an overage clause relating to the paddock. Further details are available upon request.

