



The Nook, Nook Lane, | Antrobus | CW9 6LA

EDWARD  
mellor



## Features

- THIS IS A CHAIN FREE PURCHASE
- A 3 bed semi detached country cottage
- Grounds of 0.16 acre with stable block
- Fantastic development potential
- Idyllic rural location

A rare opportunity to acquire this chain free semi-detached country cottage, occupying a generous mature plot of 0.16 acre within the idyllic and little-known rural setting of Nook Lane. Offering a true lifestyle purchase for buyers seeking countryside living, the property enjoys a peaceful position

with ample scope to further develop and enhance the existing house, subject to any necessary consents. The current layout with oil fired central heating comprises entrance hall, lounge and spacious dining kitchen to the ground floor. To the first floor are three bedrooms and bathroom. With

ample off-road parking together with attractive mature gardens and a stable block, offering excellent potential for equestrian, hobby or storage use. A fantastic opportunity for purchasers seeking a rural home with character, space and future potential.



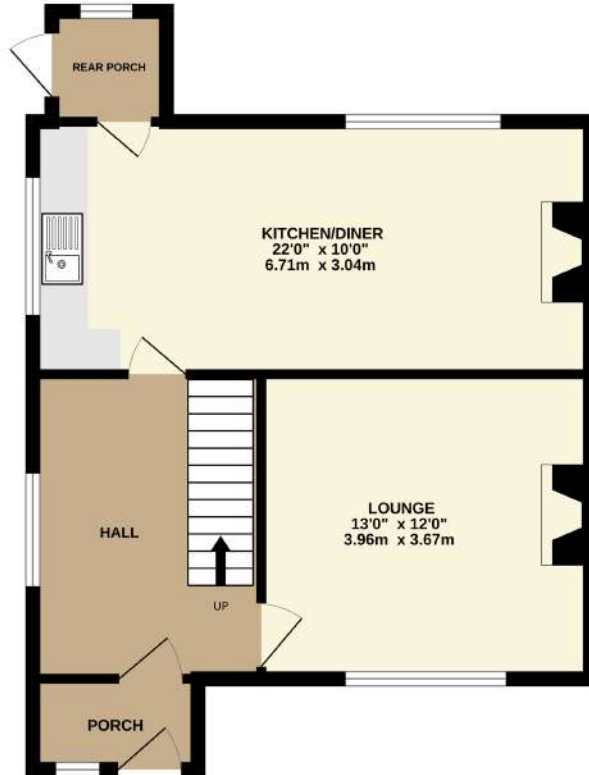
Situated within the highly regarded rural parish of Antrobus, Nook Lane is an idyllic and little-known country lane surrounded by open Cheshire countryside, farmland and scenic walking routes. The area is renowned for its peaceful semi-rural setting whilst remaining conveniently placed for access to Northwich, Knutsford, Warrington and the motorway network, making it ideal for commuters seeking a quieter lifestyle. The location offers a wonderful blend of rural charm and everyday convenience, with nearby villages providing local amenities, traditional public houses, schools and recreational facilities. The surrounding area is popular with walkers, cyclists and equestrian enthusiasts, with numerous bridleways, country lanes and canalside routes close by. Antrobus itself is regarded as one of Cheshire's hidden gems, offering a strong sense of community and attractive countryside surroundings, whilst Manchester Airport and several railway stations are within comfortable travelling distance.

**SERVICES** : Mains water, electricity and drainage by septic tank. **TENURE**: Freehold. **ASSESSMENTS** Council Tax Band E - Energy Rating TBC . Prospective buyers should note services and fittings have not been tested. Call 01606 455 14 to arrange your viewing.

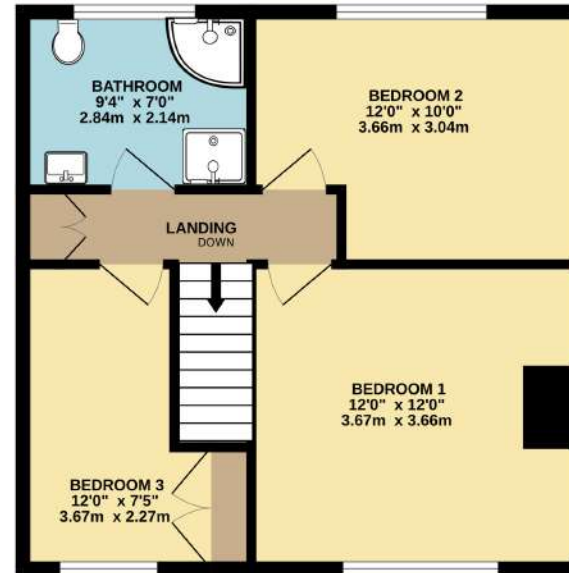
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Important Information

- Council Tax Band: E
- Tenure:Freehold

## EPC Rating

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