



**GASCOIGNE
HALMAN**

CHURCH STREET, GREAT BUDWORTH.

THE AREAS LEADING ESTATE AGENT

Situated in the very heart of Great Budworth, one of Cheshire's most picturesque villages, this handsome Grade II listed cottage offers a rare opportunity to acquire a home steeped in history and charm.

Believed to have been constructed between 1740 and 1780, the property dates from the mid-to-late Georgian period and enjoys a central village position just a short stroll from the Grade I listed St. Mary and All Saints Church and the renowned George and Dragon public house.

A charming two-bedroom cottage, beautifully presented throughout, the accommodation is arranged over three floors and occupies a generous plot with a delightful rear garden and brick-built garden store.

The ground floor reveals a welcoming open plan living and dining room, rich in character with striking exposed beams and pillars. A fabulous original fireplace, now housing a log burner, creates a cosy focal point, perfect for relaxing after enjoying the many countryside walks surrounding the village. To the rear, a sizeable, fitted kitchen provides access via a stable door to the courtyard and garden beyond. A useful lower ground floor cellar chamber, complete with window, offers excellent versatility and would lend itself well to a home office, hobby room or additional storage.

To the first floor are two well-proportioned double bedrooms, both benefitting from fitted wardrobes. The principal bedroom is further enhanced by an attractive open grate working fireplace. A well-appointed three-piece bathroom completes the accommodation. In addition, there is a partly converted loft space offering further flexibility, subject to any necessary consents.

Externally, the property enjoys a generous rear garden with stone-flagged patio and courtyard, providing a private and attractive setting for outdoor entertaining. Centrally positioned within the garden is a substantial detached brick-built garden store, offering outstanding potential for conversion into a home office or summer house, subject to the appropriate permissions.

A rare opportunity to acquire a truly characterful 18th century village home combining period charm, versatility, and superb outdoor

space in an exceptional setting.

DIRECTIONS

Sat Nav : CW9 6HH

LOCATION

The village of Great Budworth with its historic sandstone church, picturesque cottages and narrow cobbled streets has long been regarded as one of the most attractive and desirable of Cheshire's rural villages and is designated as a conservation area. The village is steeped in history dating back to Norman times and is close to the stately home of Arley Hall, the estate of which the village was once part. The "English Village" atmosphere is intact and has a wealth of leisure and club facilities including tennis, sailing and bowling. Various village social activities take place throughout the year. Amenities within the village include an excellent Gastro pub, Parish hall and ice cream farm. The village also boasts a primary school and one of Cheshire's leading independent private day schools Cransley.

TENURE

Freehold

SERVICES

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West And Chester Council Tax Band E

TOTAL FLOOR AREA

925 SQFT Approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6PF

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.