



Wright Marshall  
Estate Agents

## The Chapel House Martins Moss Smallwood CW11 2UW



**Offers Over £500,000**

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Situated in the much sought after rural location of Smallwood, this former Chapel has been converted to a high standard and offers deceptively spacious accommodation.

The property benefits from off road parking for 2 cars to the front and a delightful south westerly facing rear garden. Offered for sale with No Onward Chain, we strongly recommend an early internal inspection.

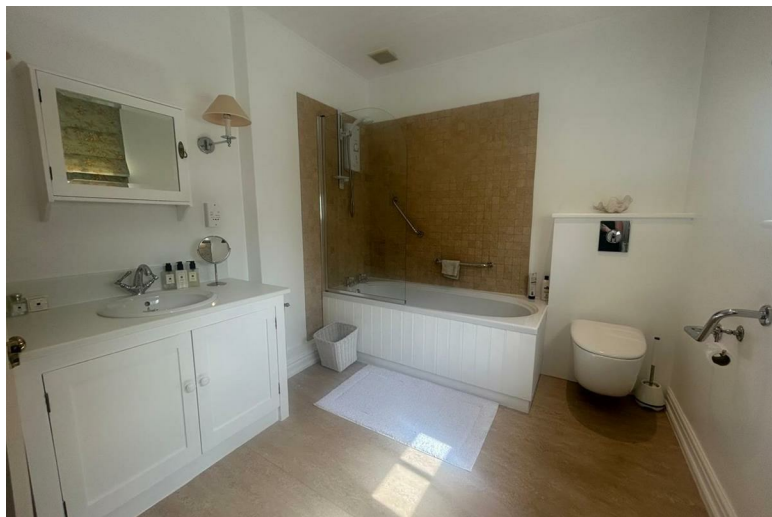
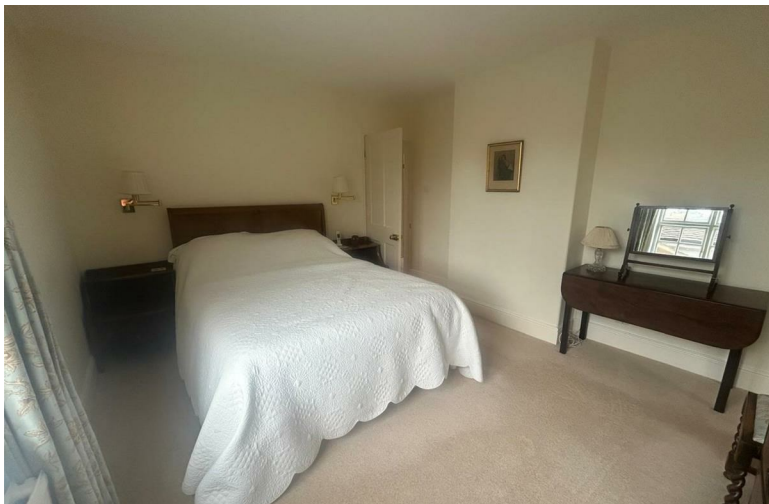
Arranged over two floors there is a large entrance hallway with a period cast iron stove inserted in a Cheshire Brick surround and turned staircase to the first floor. Further to this there is a good sized lounge with French doors opening onto the rear garden, a separate dining room and a spacious fully fitted kitchen breakfast room finished with a full range of integrated appliances with a door leading onto the patio area and garden beyond.

The first floor opens into a spacious open landing that would be ideal for anyone to set up a home office or simply keep as a beautiful open space, from here all three double bedrooms can be accessed with the master being particularly notable due to the walk-in wardrobe and ensuite Jack and Jill bathroom. The two further double bedrooms are served by either the three piece shower room or the aforementioned three piece bathroom.

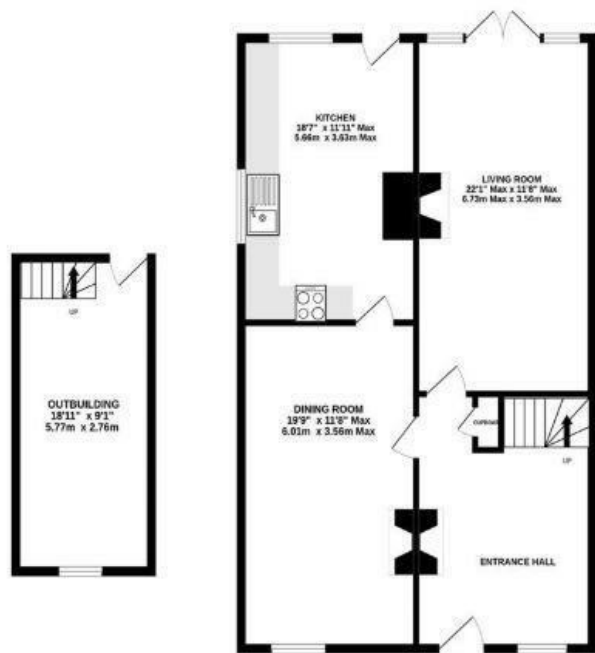
Externally the cottage has parking for two cars to the front with the option to convert

the ground floor outbuilding into either a carport or garage with bedroom above (subject to planning permission). To the rear the generous south westerly facing rear garden is mainly laid to lawn with an abundance of mature shrubs and trees and deep established planted borders.

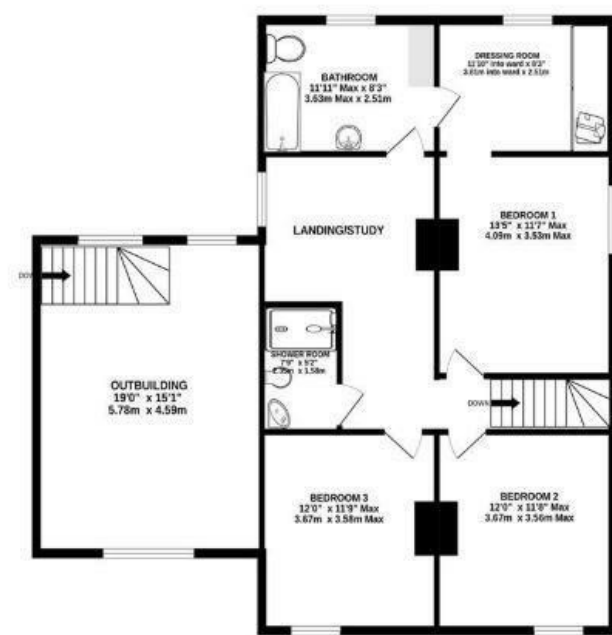




GROUND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR  
1135 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA: 2144 sq.ft. (199.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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