



Kitfield Cottage Booth Lane, Middlewich, CW10 0JL

Offers in excess of £370,000

We are delighted to offer for sale Kitfield Cottage, a charming and historic period home located in Middlewich.

The property sits within a private and established plot, approached via a long driveway and surrounded by gardens on three sides. There are also a number of useful outbuildings.

Inside, the property offers spacious and flexible accommodation with plenty of natural light. The ground floor features four reception rooms, along with a separate kitchen.

The main lounge is a lovely space and leads through to a cosy snug overlooking the garden. The dining room is particularly spacious and full of period charm, making it an ideal room for entertaining. There is also a further sitting room, leading through to a useful utility room and downstairs WC.

Upstairs, the generous proportions continue. The principal bedroom is an impressive size and benefits from built-in wardrobes and two windows overlooking the grounds. There is also a separate study, ideal for working from home, along with a shower room. Two further bedrooms complete the first floor, with the second bedroom benefiting from its own en-suite.

Offered for sale with No Onward Chain, this is a rare opportunity to purchase a home with history, space, privacy and plenty of potential. Properties with this much character and individuality rarely come to the market, so an early viewing is highly recommended.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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