



**GASCOIGNE  
HALMAN**

WESTAGE LANE, GREAT BUDWORTH

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THE AREAS LEADING ESTATE AGENT





## WESTAGE LANE, GREAT BUDWORTH

Set behind electric gates and nestled within approximately 1.5 acres of beautifully maintained private grounds, The Farthings is an impressive and substantial Cheshire brick detached residence occupying a superb position on the edge of the historic and picturesque village of Great Budworth.

This distinctive cottage-style home is rich in charm and character. Whilst not itself listed, its design draws inspiration from the architectural language of neighbouring listed buildings and the distinctive style of the Arley Estate, blending traditional features with modern comfort and functionality.

At the heart of the home lies a welcoming hallway with a striking galleried landing, around which both ground and first-floor accommodation is arranged. The thoughtful layout ensures that two of the bedrooms benefit from delightful views over the surrounding gardens and open Cheshire countryside. The spacious dual aspect living room, complete with bespoke book shelving, extends into a bright and tranquil conservatory, ideal for relaxation or entertaining. The well-appointed kitchen features a central island and connects to a separate utility room, while offering potential for further improvement or extension using the adjacent family/dining room.

Upstairs, the first floor is home to three double bedrooms and a fourth bedroom which is currently used as an office. The principal suite benefits from an en suite bathroom, with the remaining bedrooms served by a family bathroom.

Externally, the property is surrounded by exquisite landscaped gardens that provide both beauty and practicality. A picturesque pond with a waterfall, a serene fountain, a summerhouse, and a large greenhouse enhance the garden's charm, while the expansive lawns and entertaining areas offer ample space for family life and outdoor gatherings. The sweeping driveway leads to a detached double garage, which presents an excellent opportunity for conversion into additional living or workspace, subject to the necessary consents.

The Farthings sits within the Great Budworth conservation area and represents a rare opportunity to acquire a home of true individual character in large and private grounds in one of Cheshire's most sought-after semi-rural locations.







Exceptional Cheshire brick residence  
on 1.5 acre approx.

Idyllic setting on the edge of historic  
Great Budworth

Spacious dual aspect living room with  
conservatory

Well-equipped kitchen with island and  
separate utility room

Four bedrooms, three of them  
generously proportioned

Stylish family bathroom with shower

Sweeping gated driveway

Detached double garage with  
conversion potential (STPP)

Stunning countryside views and superb  
privacy throughout





WESTAGE LANE, GREAT BUDWORTH

### 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.

### DIRECTIONS

SAT NAV : CW9 6HJ

### TENURE

Freehold

### SERVICES (NOT TESTED)

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 East Council Tax Band: H











## ENERGY PERFORMANCE RATING

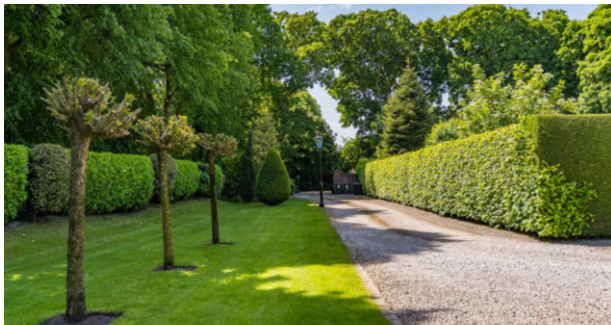
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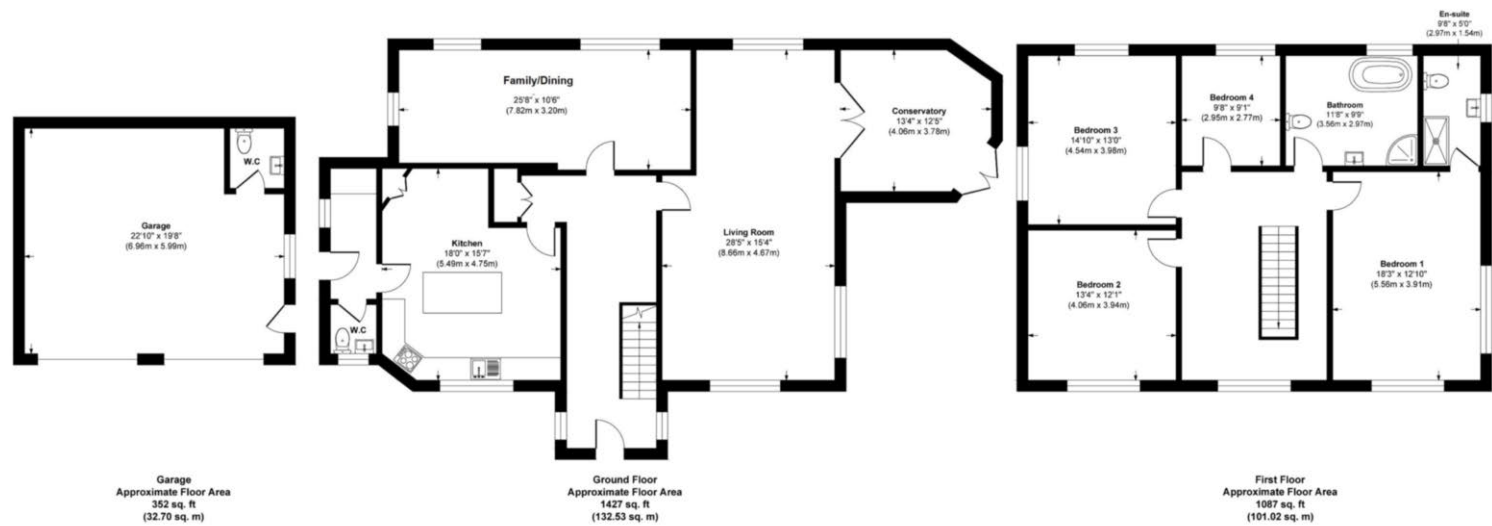
## TOTAL FLOOR AREA

2866 SQFT approx

## VIEWINGS

Viewing strictly by appointment through the Agents.





### Approx. Gross Internal Area 2866 sq. ft / 266.26 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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