



Gable End, Southbank | Great Budworth | CW9 6HG

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- Unique character country cottage
- With 2 bedrooms and 2 bathrooms
- Impressive principal bedroom
- Rare chance to reside in Great Budworth

A chain free buy. An exceptional opportunity to acquire a distinctive country cottage in the very heart of Great Budworth, widely regarded as one of Cheshire's most beautiful and sought-after villages. Enjoying an enviable position opposite St Mary's and All Saints Church and surrounded by glorious open countryside, Gable

End is a charming and highly individual home of considerable appeal. The accommodation comprises a dual aspect lounge allowing much natural light with French doors opening onto an enclosed courtyard which enjoys a south facing aspect, spacious fitted kitchen/diner with integrated appliances, and a versatile ground

floor bedroom with en suite shower room—ideal for guests, home working or additional reception space. To the first floor is an impressive principal bedroom and a superbly appointed bathroom with useful eaves storage and a striking feature diamond window. A rare and enchanting village residence in an outstanding setting.



Nestled in the heart of rural Cheshire, Great Budworth is one of the county's most picturesque and historic villages, renowned for its charming period properties, leafy surroundings, and quintessential English village atmosphere. With a population of just over 300, the village offers a peaceful and exclusive setting, much of it protected within a conservation area, preserving its distinctive character and architectural heritage. Local amenities include the well-regarded George and Dragon country pub, the popular Ice Cream Farm and tea room, together with a parish hall and bowling green, all contributing to a strong sense of community. For leisure pursuits, Budworth Mere and the nearby sailing club provide excellent recreational opportunities in an attractive waterside setting. Great Budworth is located about 4 miles north of Northwich and 7 miles west of Knutsford. The M56 is approximately 4.4 miles away, offering convenient access to several major commercial centres, while Manchester International Airport is around 15 miles distant, making the location highly convenient for commuters.

SERVICES: All main services are connected. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band E- Energy Efficiency Rating D

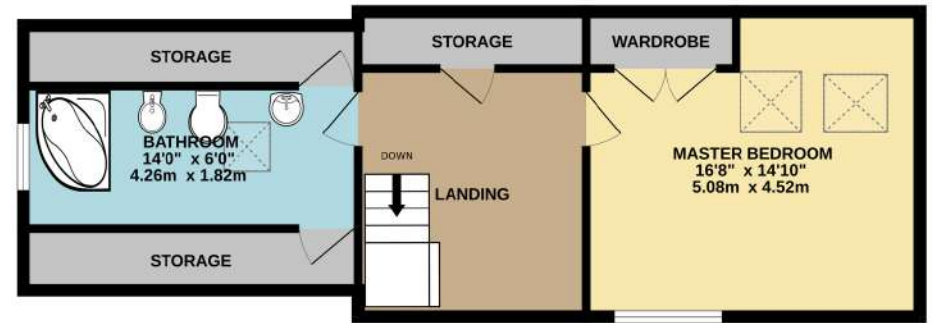
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

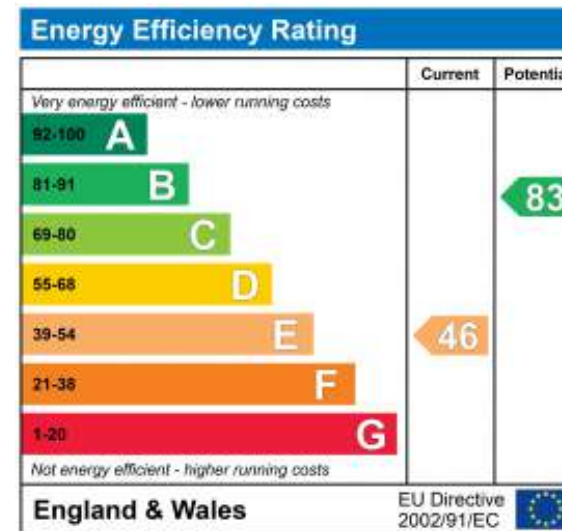


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating



10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.