



Canty Lye, Cinderhill | Whitegate | CW8 2BH

EDWARD
mellor



Features

- Individually built and spacious detached home
- Thoughtfully designed and versatile layout
- With 5 bedrooms and 3 bathrooms
- Generous mature plot of 0.3 of an acre
- Double garage and garden adjacent to fields

A rare chance to acquire this prestigious, individually designed detached family home, offered for sale for the first time since it was built in the early 1990s. Canty Lye stands in a mature plot of approx 0.30 of an acre and enjoys a delightful rural setting with open fields to the front and a rear garden which adjoins farmland. The thoughtfully planned layout is in excess

of 2,500 Sq ft with gas fired central heating having a new boiler installed January 26 and double glazing. Comprising an impressive reception/ dining hall having a galleried landing with roof windows offering a wonderful sense of space and natural light, spacious lounge, upgraded dining kitchen with pantry, garden room, utility room, cloakroom, office and a versatile

5th bedroom with en suite shower room. There are four first-floor bedrooms including a principal bedroom with new en-suite shower room, and a family bathroom. There is a detached double garage and a generous driveway providing ample off-road parking.

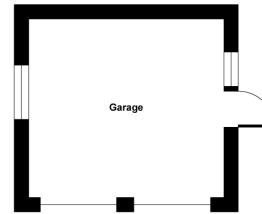


Whitegate is a delightful rural village, highly regarded for its attractive Cheshire countryside, welcoming community and relaxed pace of life. The picturesque village centre, around half a mile away, features St Mary's Church, primary school and a traditional village green. The area is ideal for buyers seeking a rural lifestyle whilst remaining well connected. The Whitegate Way offers miles of scenic walking, cycling and riding through beautiful countryside. While in a peaceful setting. The A556 bypass is 2 miles away, providing easy access to the motorway network, Manchester, Liverpool, Chester and Warrington. Hartford railway station, approximately 2.5 miles away connecting to London. Excellent schooling for all age groups is available in neighbouring villages to include the Grange Independent Schools in Hartford. Northwich town centre, approximately 4.6 miles away, offers a range of shops, national retailers, cafés, restaurants and a Waitrose supermarket.

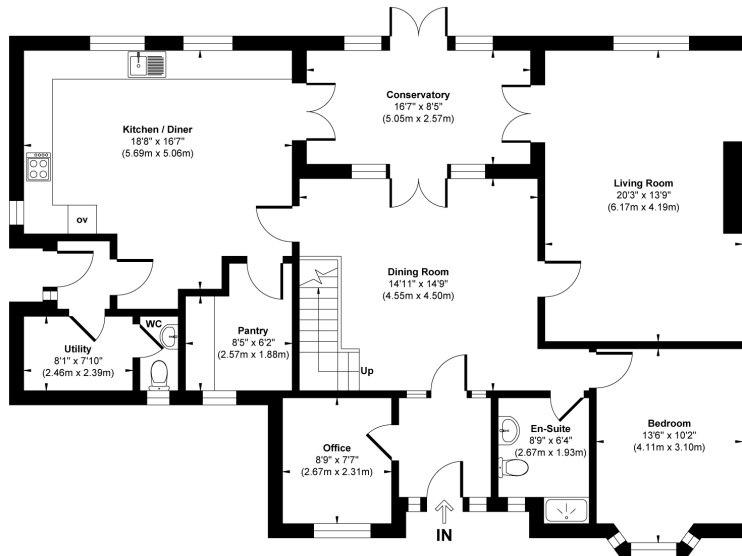
SERVICES: Mains water, gas, electricity. Drainage by septic tank. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band G - Energy Efficiency Rating Band TBC.

FLOOR LAYOUT

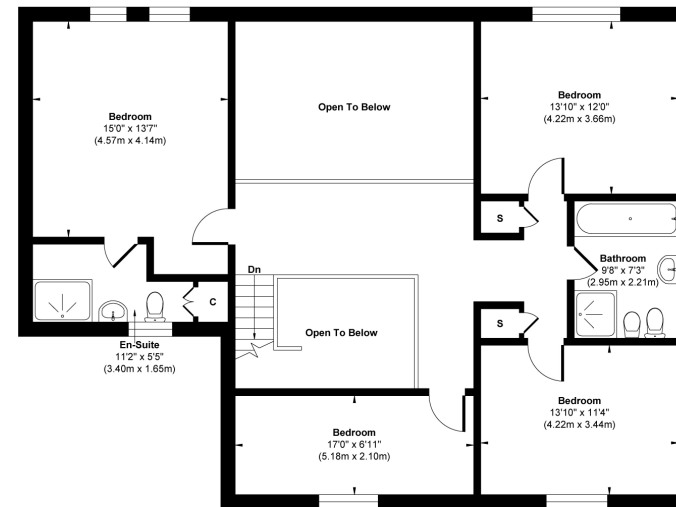
Not to Scale - For Identification Purposes Only



Garage



Ground Floor
Approximate Floor Area
1453 sq.ft
(134.99 sq.m)



First Floor
Approximate Floor Area
1054 sq.ft
(97.92 sq.m)

Approx. Gross Internal Floor Area 2507 sq. ft / 232.91 sq. m (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Important Information

- Council Tax Band: G
- Tenure:Freehold

EPC Rating

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