



**Traditional Semi Detached Property**  
**Spacious Lounge with Log Burner**  
**Substantial Play Room/Conservatory**

**Fabulous Detached Home Office/Annex**  
**Smart Open Plan Kitchen Diner**  
**Three Good Size Bedrooms**



## Introduction

This fabulous, deceptively spacious semi-detached traditional family home offers beautifully presented accommodation with views from the front aspect, to the Dane Valley in the distance. With three bedrooms, two reception rooms and the added benefit of a superb, detached annexe/home office, it is perfectly suited to modern family living, particularly for those working from home. Lovingly maintained by the current owners and finished in fresh, neutral décor throughout, the property is ready to move straight into and enjoy. The accommodation begins with an entrance hallway, with stairs rising to the first floor and access to the principal reception room. The lounge is positioned to the front, featuring a sizeable walk-in bay window that frames delightful views towards the Dane Valley in the distance. A central chimney breast houses an inset cast iron log burner, creating an attractive focal point and a cosy retreat for winter evenings. The open plan dining kitchen is thoughtfully designed with a range of light grey "Shaker" style units complemented by eye catching butcher's block style work surfaces flowing round. A central breakfast bar subtly divides the kitchen and dining area, making it an ideal space for both everyday living and entertaining. Completing the ground floor is a generous garden room/conservatory, enjoying a pleasant outlook over the rear garden and providing additional versatile living space. To the first floor are three well-proportioned bedrooms, comprising two generous doubles and a spacious single, all served by a smart, modern white three-piece family bathroom. NB: The loft provides excellent additional storage and is accessed via a pull-down ladder, leading to a useful loft room complete with lighting, power and twin Velux skylights. Externally: The property is elevated back from the road and benefits from a recently extended driveway providing ample private parking. The front garden features thoughtfully planted raised beds with a variety of herbaceous shrubs. To the rear, the westerly-facing tiered garden has been landscaped for low maintenance, incorporating a lawned area and steps rising to a sizeable, decked terrace providing the perfect spot to relax and enjoy the surroundings. The property continues to impress, with the rear garden hosting a fabulous, detached annexe/home office. A substantial and versatile conversion offering a large, heated room with garden views, along with a modern three-piece shower room, making it ideal for home working, guest accommodation or gym. Viewing is highly recommended to fully appreciate the space, flexibility and superb position this wonderful home has to offer.

EPC Rating D

Council Tax – D – Cheshire

Tenure - Freehold

## ACCOMMODATION

### Entrance Hallway

The attractive front door with inset arched glass detail opens into the hallway, with stairs rising to the first floor and access through to the lounge.

### Lounge 12' 11" x 12' 9" (3.93m x 3.88m)

Positioned to the front aspect, the generous lounge features a walk-in bay window that frames views towards the Dane Valley in the distance and fills the room with natural light. A central chimney breast, home to a cast iron log burner, creating an attractive focal point.

### Open Plan Dining Kitchen 10' 7" x 16' 3" (3.22m x 4.95m)

Warm butcher's block style work surfaces wrap around the room, delivering generous preparation space and flowing into a substantial breakfast bar. This creates a natural gathering point for morning coffee, casual dining or keeping the cook company, while subtly defining the kitchen from the dining area. Integrated appliances include an electric double oven and grill, four-ring gas hob with chimney-style extractor hood over, dishwasher and washing machine, ensuring the space remains sleek and uncluttered. A side aspect window invites in natural light, enhancing the bright and airy feel, while attractive tiled flooring adds practicality and style. A door leads to a useful walk-in pantry cupboard, ideal for additional storage and home to the gas central heating boiler.

### Garden room/Conservatory 10' 5" x 14' 6" (3.17m x 4.42m)

A generous and versatile space, perfect for sitting back, relaxing and enjoying views over the rear garden. Twin double-glazed windows sit either side of the French doors, allowing natural light to pour in, creating a wonderfully bright atmosphere. A vaulted, clad-style ceiling enhances the sense of space, while a panelled radiator ensures comfort and year-round use. The room is finished with the continuation of the attractive tiled flooring, seamlessly linking it to the rest of the ground floor.

### First Floor Landing & Loft

The first floor landing features an open spindled balustrade and doors leading to all bedrooms and the family bathroom. A loft hatch with pull-down wooden ladder provides access to a boarded loft space, complete with light, power and twin skylights creating an excellent and practical storage area.

### Master Bedroom 12' 10" x 10' 3" Max into recess (3.91m x 3.12m)

Situated to the front aspect, the main bedroom enjoys a lovely outlook towards the Dane Valley in the distance through a charming walk-in bay window. Recessed areas provide ideal spaces for freestanding furniture, creating a practical yet elegant layout.

### Bedroom Two 10' 9" x 7' 10" (3.27m x 2.39m)

The second double bedroom is positioned to the rear, offering pleasant views over the garden and beyond.

### Bedroom Three 7' 8" x 8' 0" (2.34m x 2.44m)

A well-proportioned single bedroom, currently used as a dressing room, located to the rear of the property.

### Family Bathroom

A stylish, modern family bathroom featuring a matching white three-piece suite. This includes a panelled bath with mains mixer shower over, incorporating both a fixed drencher-style head and a traditional riser shower, complemented by chrome mixer tapware. A hand wash basin and low-level WC complete the suite, while a wall-mounted heated towel rail, complementary tiling add the finishing touches.



### Externally

Set elevated back from the road, the property benefits from a sizeable driveway providing ample private off-road parking. The front garden features raised beds filled with a selection of colourful herbaceous shrubs and plants. The tiered, westerly facing rear garden has been landscaped for low maintenance living. A generous patio extends from the garden room, leading to the first tier laid to lawn, with steps rising to a decked area, being a spacious and inviting spot, perfect for entertaining or summer dining. The garden is completed with fenced boundaries, a timber garden shed, a wood store, and direct access to the annex/home office.

### Annex/Home Office

#### Main Room 23' 7" x 8' 2" (7.18m x 2.49m)

A fabulous, versatile space, ideal as a home office, annex suite, or gym. The main room features independent access, twin windows overlooking the garden, inset ceiling spotlights, panelled radiators, and plentiful power points. Finished with attractive wood flooring, along with a door leading to a modern shower room.

#### Shower Room

The shower room is fitted with a stylish white three-piece suite, including a walk-in tiled shower with mains mixer shower, a ceramic square wash hand basin with chrome mixer tap, and a hidden-cistern low-level WC. It is completed with a wall-mounted chrome heated towel rail and a cupboard housing the annex's own gas central heating boiler.



### Location

Holmes Chapel is a sought-after village in the heart of Cheshire, known for its welcoming atmosphere and attractive centre. The village offers a comprehensive range of day-to-day amenities, with a mix of independent shops and well-known high street names. Surrounded by beautiful Cheshire countryside, Holmes Chapel is a haven for walkers, with the scenic Dane Valley right on the doorstep. Families are well-catered for with two highly regarded primary schools and a reputable secondary school within the village. A variety of pubs and restaurants, both in the village and nearby, provide plenty of options for dining and socialising. Holmes Chapel is also well-connected for commuters. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe, linking to the mainline network. Junction 18 of the M6 is just a short drive away, giving easy access to the North West motorway network.

### Tenure

We have been informed the property is Freehold.  
Correct at the time of listing.  
We recommend you check these details with your  
Solicitor/Conveyancer



## Directions

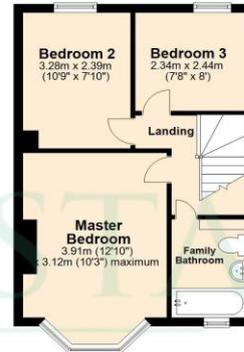
From our Office 16 The Square, Holmes Chapel. CW4 7JZ. Travel north on the A50 in the direction of Knutsford. Crossing over the two mini roundabouts onto Knutsford Road, continue along, where the property can be found on the left hand side, easily identified by our Latham Estates For Sale Board. Post Code: CW4 7DE  
Viewing strictly by appointment.



Ground Floor



First Floor



Loft



All Measurements are approximate. Not to scale. Created for illustrated purposes only Created on PlanUp 2016 for Latham Estates Sales & Lettings  
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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.