



## Wood View Davenport Lane, Brereton Heath, Congleton, CW12

£595,000

- WATCH OUR VIDEO TEASER TOUR
- Two Reception Rooms Both Featuring Exposed Beams & Multi Fuel Burners
- Potential To Create An Additional Dwelling Subject To The Necessary Consents
- Offered With No Upward Chain
- Character Two Bedroom Detached Cottage Sat in 0.25 Acres With An Adjoining 1.63 Acre Woodland
- Newly Installed Quaint Kitchen With Defined Dining Area
- Sweeping Gardens & Open Countryside Views
- Semi Rural & Picturesque Location Of Brereton Village
- Private Gated Driveway With An Abundance Of Parking
- Excellent Connectivity To Holmes Chapel, Knutsford & Congleton Amenities

# Wood View Davenport Lane, Congleton CW12 4SU

\*\*\*NEW INSTRUCTION\*\*\*

A detached cottage set within 0.25 acres including an adjoining 1.63 acre woodland. Set within the scenic tranquility of Brereton and directly opposite Brereton Heath Country Park, this detached cottage represents an exceptional opportunity to acquire a rural home with an exceptional location and outstanding potential. Having remained in the same family since the 1960s, the property carries a heritage which is ripe for further development into a magnificent family home. Adjoining open fields to the rear with expansive countryside views, it offers the rare combination of privacy and areas of natural beauty, all upon your doorstep.

Approached via a gated private driveway upon a country road, the cottage immediately sets out its character. Its traditional façade, enhanced by a white rendered exterior and a generous sized plot allow visions of extending or even development subject to approval. The vendors has recently partaken in a thoughtful partial refurbishment. This work has prepared the home for immediate occupation, delivering comfortable day one living, while still leaving scope for further modernisation, allowing buyers to bring their own vision to the next phase of its evolution. As previously mentioned, the property also presents excellent potential for extension or reconfiguration.



Council Tax Band: E



Inside, the layout currently offers two reception rooms with exposed beams, countryside outlooks and a solid-fuel stove that provides a timeless focal point. The kitchen, although quaint, offers a newly and ready to use workspace. On the first floor, two double bedrooms each with fabulous views. There is also a family bathroom to the first floor.

Externally, the land offering significantly elevates the property's strategic appeal. Alongside generous gardens and mature boundaries of approximately 0.25 acres the site includes approximately 1.63 acres of adjoining woodland held under a separate title. This additional land broadens the lifestyle possibilities considerably from leisure use and biodiversity interest. Thanks to the size and structure of the overall plot, there is also the potential, subject to the necessary consents, for an additional dwelling, positioning the property as an exciting multi generational or investment led proposition.

The location further strengthens the home's market position. Despite its peaceful rural setting, the property offers excellent connectivity, with Holmes Chapel, Knutsford and the M6 motorway network all close at hand. This ensures convenient access to regional employment hubs, transport links and leisure amenities while still enjoying the full benefits of countryside living.

The property enjoys a superb position directly opposite Brereton Heath Country Park which spans over 50 acres of woodland, meadows and open water, centred around its well-known Brereton Pool. This highly regarded parkland offers a rare blend of tranquillity, outdoor recreation, and scenic beauty, quite literally on your doorstep.

For equestrian buyers, the offering is particularly compelling. The property sits adjacent to Crossmere Livery placing high-quality facilities quite literally on the doorstep. The area also benefits from the renowned Somerford Park Equestrian Centre, a leading destination for riders, training and competition.

Externally, sweeping gardens, open views, ample parking and charming features such as the original brick well strengthen the property's rural identity. The result is a distinctive, heritage-rich offering that blends immediate habitability with extensive scope for future value creation.

In summary, offered with no upward chain this is a rare opportunity to secure a property within this price point and location immediate move-in capability and significant development potential. Whether approached as a lifestyle retreat, a renovation project or a strategic investment, the cottage stands as an exceptional foothold within one of Brereton most picturesque and well-connected rural settings.

#### **Entrance Hall**

Having access into the entrance hallway, stairs to the first floor accommodation and access to the ground floor.

Tiled flooring. Double radiator.

#### **Sitting Room**

12'5" into 12'4" x 10'4"

Having a single glazed wood window to the front and side aspect. Feature fireplace housing a multifuel log burner sat on a slate hearth. Beams to the ceiling.

#### **Lounge**

12'5" into 10'5" x 10'3"

Having a single glazed window to the front aspect. Feature fireplace housing a multifuel log burner sat on a slate hearth. Beams to the ceiling.

Double doors with access into the sitting room .

#### **Kitchen**

6'11" x 6'11"

Having single glazed windows to the rear and side aspect. Comprising of range of wall cupboard and base units with work surfaces over incorporating a stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine fridge freezer and oven. Tiled flooring.

Access Into the-

#### **Dining Area**

14'0" into 10'4" x 13'6" into 5'7"

Having a single glazed window to the rear aspect. Beams to the ceiling. Double radiator. Tiled Flooring.

Door with access to the outside.

### **Storage Cupboard**

Handy storage cupboard housing the electrics. Having a single glazed obscure window to the rear aspect. Tiled flooring.

### **First Floor Landing**

Having access to the loft - storage cupboard housing the boiler installed 2022. Having a single glazed window to the rear aspect.

### **Bedroom One**

12'7" x 12'5" into 10'9"

Having a single glazed window to the front aspect. Radiator.

### **Bedroom Two**

12'5" into 10'9" x 10'5"

Having a single glazed window to the front aspect. Double radiator.

### **Family Bathroom**

8'0" x 5'10"

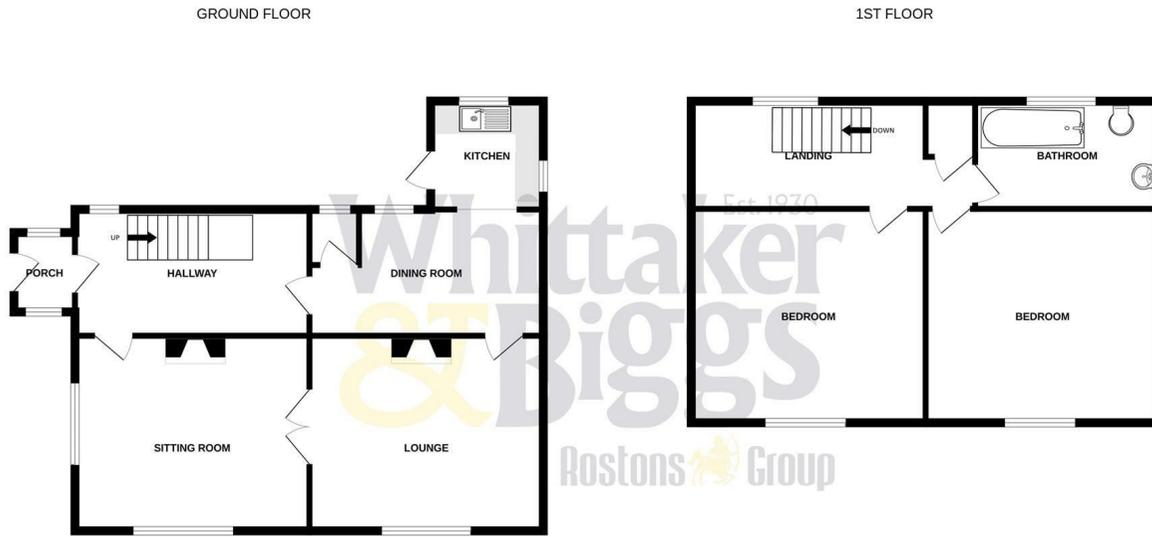
Having a single glazed obscure window to the rear aspect. Comprising of a panel bath, pedestal wash hand basin, WC. Double radiator.

### **AML REGULATIONS**

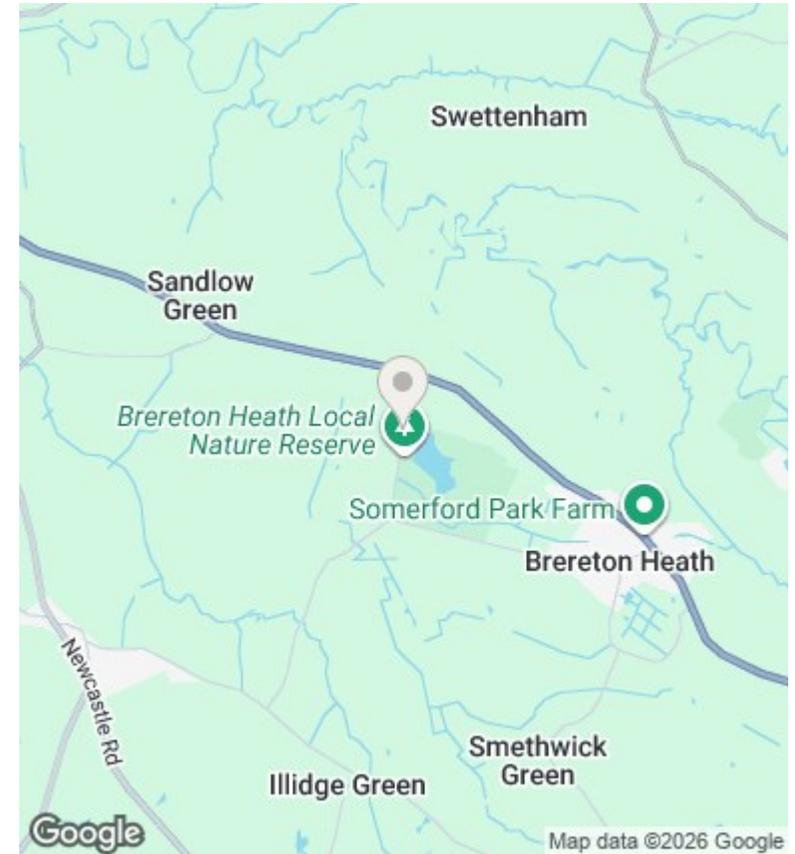
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	