



“Cuillins”, Common Lane, Betley CW3 9AL

CHESHIRE
LAMONT

A peaceful detached bungalow in an idyllic private garden setting, right in the heart of the village, yet moments from open countryside. Cuillins is a much-loved, highly individual three-bedroom detached bungalow set within beautifully established gardens in a wonderfully quiet position halfway down Common Lane. The property enjoys a calm, semi-rural feel with fields just a stone's throw away for easy access to scenic walks and nature. Enjoying exceptional privacy, all-day sunshine and a wonderfully calm atmosphere, the property offers well-arranged accommodation with excellent potential. A generous driveway, garage and loft suite add to the versatility of this rare village-centre home. Offered with no chain.

- Individual detached bungalow in a peaceful, private position
- Large, mature gardens with sunny aspects throughout the day
- Attractive tree-lined boundaries creating a tranquil setting
- Spacious driveway, partial carport and attached garage
- Bright dual-aspect lounge and multiple reception spaces
- Conservatory/garden room overlooking the gardens
- Well-appointed kitchen with breakfast counter
- Three ground-floor bedrooms and bathroom
- Loft suite with two additional rooms
- Freehold, no onward chain

Agents Remarks

Cuillins enjoys one of the most desirable, appealing and discreet positions in Betley, tucked away from through-traffic yet still within easy reach of the village's amenities. Its unrivalled location is peaceful and full of countryside character, enhanced by birdsong and greenery. The village itself offers a shop, post office, pubs, church, primary school and a welcoming community.



Accommodation

A welcoming reception hall leads to a bright dual aspect lounge with views across the gardens. The adjoining dining room provides a comfortable space for family meals and gatherings, with sliding doors opening into the garden room; a lovely spot to enjoy morning coffee or observe nature.

The kitchen is well equipped with fitted units, integrated appliances and a breakfast counter, with a door leading directly outside.

There are three ground floor bedrooms, two generous doubles with pleasant outlooks and fitted storage, plus a versatile single bedroom or study. The bathroom includes a traditional suite with bath and shower over.

A staircase leads to the loft suite, comprising two additional rooms with rooflights and fitted storage. These spaces offer excellent potential for hobbies, a home office, occasional guest space or a quiet retreat.

Externally

The gardens are a standout feature; mature, private and beautifully planted, with lawns sweeping around the property and established trees and shrubs providing colour and texture. Whether relaxing outdoors, gardening or dining al fresco, the setting feels peaceful and secluded, benefitting from sun throughout the day.

A generous imprinted driveway provides parking for several vehicles and leads to the partial carport and attached garage.

Services

Freehold. All mains services connected, with a recently installed modern and compliant septic tank and drainage system.

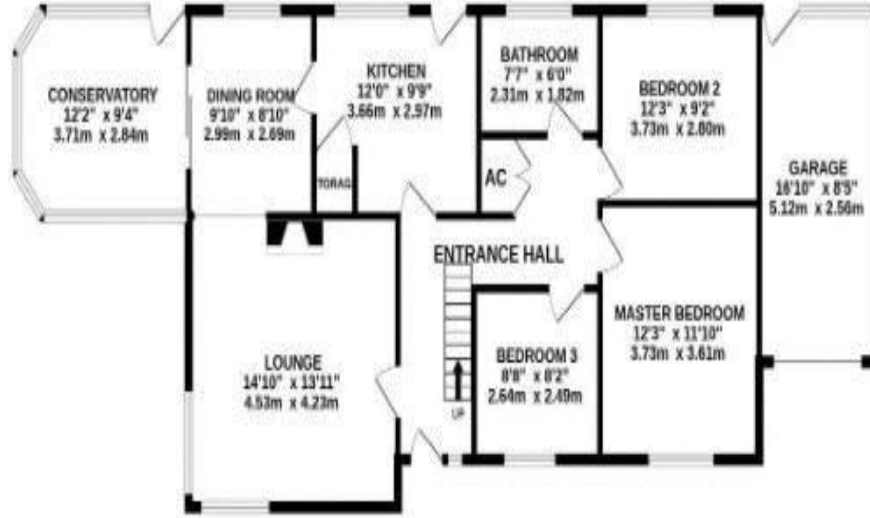
Directions

From Nantwich proceed out of town along A500 towards the M6 motorway and turn right towards Betley and Newcastle under Lyme proceed past Wychwood Park and continue for two miles into Betley Village. Turn right along Common Lane and the bungalow is the last property on the right hand side before the bridge.

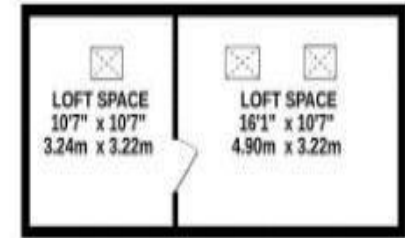




GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 1434 sq.ft. (133.2 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

46A High Street
Tarpорley
Cheshire CW6 0DX
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441