



STEPHENSON BROWNE

Smiths Green, Barthomley, Crewe

CW2 5NU



Auction Guide £240,000

DESCRIPTION

For sale by Modern Method of Auction:
Starting Bid Price £240,000 plus reservation fee.

Located in the picturesque village of Smiths Green, Barthomley, this charming semi detached cottage offers a delightful blend of rural tranquillity and modern potential. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The two well proportioned bedrooms ensure comfort, while the bathroom caters to all your essential needs. The property has many features to include, quarry tiled floors, log burning stove, latch doors and some original windows.

This former Duchy of Lancaster residence stands on a generous plot, surrounded by the stunning Cheshire farmland, making it an idyllic retreat for those seeking a peaceful lifestyle. The property boasts the added benefit of off road parking, a valuable asset in this serene setting.

One of the most exciting features of this cottage is the potential for expansion. With the possibility of incorporating a large wrap-around extension, subject to the usual planning permissions, you can truly make this home your own. Imagine creating a bespoke living space that reflects your individual style and taste, transforming this charming cottage into your dream forever home.

While the property does have a non-compliant septic tank, this presents an opportunity for the new owner to upgrade and enhance the property further.

In summary, this cottage in Smiths Green is not just a home; it is a canvas for your imagination, set in a beautiful rural location



that promises a lifestyle of peace and charm. Whether you are looking to settle down or invest in a property with great potential, this cottage is a must-see.



ROOM DESCRIPTIONS

Auctioneers comments FTB

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Entrance Hall

8'6" x 5'5"

Sitting Room

11'9" x 11'8"

Snug

9'4" x 9'1"

Kitchen

13'4" x 9'4"

Rear Porch

W.C.

Stairs to First Floor



Bedroom One
9'7" x 7'7"

Bedroom Two
9'4" x 8'3"

Family Bathroom

Externally

The property stands within a substantial size plot with lovely mature gardens, brick out building and timber store.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

Council Tax

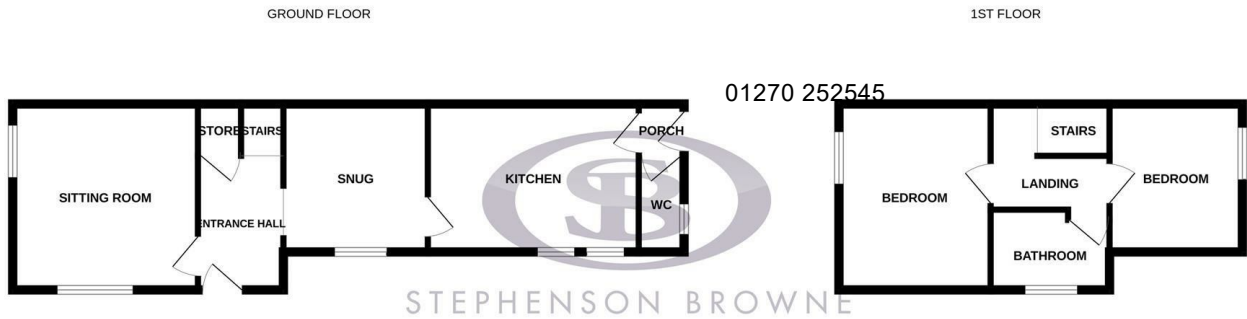
Band C

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floorplans

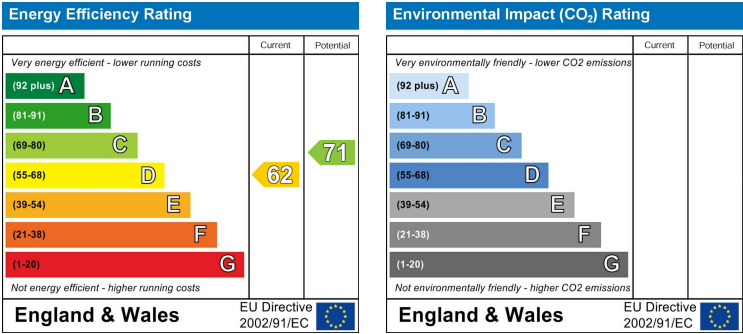


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



EPC Rating



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. Referring to: Move with Us Ltd Average Fee: £123.64

T: 01270 252545 E: crewe@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk