



Smithy Cottage, Peckforton Road
Beeston, Cheshire

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Smithy Cottage, Peckforton Road Beeston, Cheshire, CW6 9TR

A charming Grade II listed 17th century cottage with a peaceful garden in a desirable village setting

Peckforton 1.5 miles, Bunbury 2 miles, Tarporley 4 miles, Malpas 9 miles, Chester 13 miles

Reception hall | Sitting room | Drawing room | Kitchen | 3 Bedrooms
Family bathroom | Garden | Outbuilding | WC | EPC Rating E

The property

Smithy Cottage is a characterful brick and beamed residence with diamond-lead windows, an array of traditional interior features and a generous attached plot with a mature garden. It is in need of some refurbishment and therefore offers an exciting opportunity to restore the property to its former glory.

The airy reception hall opens into a bright sitting room with a side door and a boxed-in stairway rising to the first-floor level. The space flows into the adjacent kitchen, with its exposed timber beamed ceilings, wall and base cabinets, worksurfaces and plumbing for appliances. Further is the attractive drawing room, which offers a cosy brick-built feature fireplace fitted with a wood-burning stove.

The first-floor landing branches off onto three well-proportioned and tranquil bedrooms with elevated aspects of the pretty garden and surroundings. One of the bedrooms benefits from a range of built-in wardrobes, whilst a family bathroom with monochrome chequerboard flooring completes the floor.

Outside

The property enjoys a well-established private plot, enclosed via red brick and low stone walls and a myriad of mature trees, hedging and shrubs. Gates open to a gravelled driveway beside the home and to a versatile two-roomed outbuilding. Further is the original outdoor WC. The lush garden is divided into various sections, with several segments of level lawn interspersed with vibrant herbaceous borders. There are a variety of terraces and paved spaces to dine al fresco and take in the flora and fauna.

Location

Beeston is a picturesque rural hamlet featuring a wide range of listed buildings including Beeston Castle and its associated structures, of which Smithy Corner is one. Nearby Peckforton village has a public house, country hotel and regular bus service to Bickerton Primary School and Bishop Heber High School while Bunbury, Tarporley and Malpas offer a good selection of day-to-day shopping and service amenities and schooling. Communications links are excellent: the A55 North Wales Expressway provides excellent links to key regional centres in both Wales and England

Chester

Coachworks, Northgate Steet, CH1 2EY

01244 354880

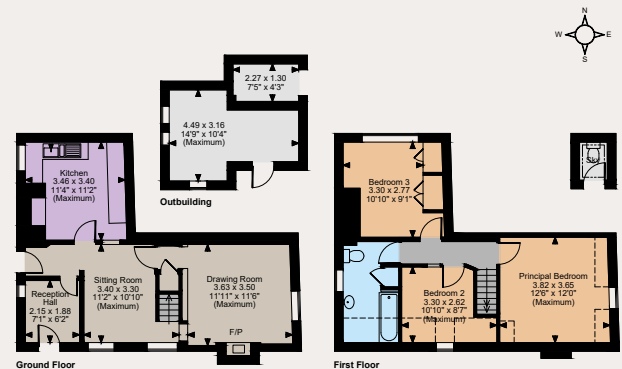
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Floorplans
House internal area 886 sq ft (82 sq m)
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and to the M53 and national motorway network, Delamere and Nantwich stations offer regular services to central London. The area offers a wide range of state primary and secondary schooling including Tarporley High School and Sixth Form College (rated Outstanding by Ofsted) together with a good selection of independent schools including Abbey Gate College, The King's, The Hammond, The Queen's, The Firs and The Grange.

Directions

Follow Sat Nav to CW6 9TR
What3words above.gravitate.bridge

General

Local Authority: Cheshire West and Cheshire

Services: Mains electricity and water, oil central heating and private drainage. We understand the the private drainage may not comply with the relevant regulations. Further information available on request.

Council Tax: C

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Tenure: Freehold

Guide Price: £275,000

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