



Smithy Corner, Peckforton Road  
Beeston, Cheshire

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# Smithy Corner, Peckforton Road, Beeston, Cheshire, CW6 9TR

A charming Grade II listed 17th century semi-detached cottage in a highly sought after Cheshire Village

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

Entrance hall | Reception room | Drawing room | Sitting room  
Dining room/bedroom 2 | Boot room | Sun room | Kitchen  
Utility room | Family bathroom | Principal bedroom with en suite  
cloakroom | Dressing room | Garden | Store | EPC: E

## The property

Forming part of an early to mid-17th century timber-framed property with rendered infill, Smithy Corner offers a traditional countryside cottage arranged over two floors. Retained period features include leaded casement windows, exposed beams, some original panelling and exposed brick fireplaces.

The ground floor accommodation is centrally accessed via an entrance hall directly off the L-shaped kitchen which includes a range of units and integrated appliances, and a boot room. Through the kitchen the family bathroom is accessed, along with a good-sized reception room with feature exposed brick fireplace, the original entrance door, and neighbouring sitting room. Returning to the kitchen an inner hall leads to the separate dining room and fitted utility room opposite, and into a generous drawing room with feature bow window, exposed brick feature fireplace and a door leading out to the garden, off which is a delightful dual aspect sun room and a door to the terrace. (Wood burning stoves are not included in the sale).

The staircase, located off the reception room within a further inner hall, leads to the vaulted first floor which provides a generous principal bedroom suite with built-in storage, en suite cloakroom and an inter-connecting dressing room.

## Outside

Having huge kerb appeal with its black and white timber walls and red window frame accents, the cottage is approached from a side door that leads into the entrance hall. The part-walled garden is laid mainly to lawn, and bordered by mature shrubs and trees and includes an external store, and paved terrace areas.

## 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

## Cheshire & North Wales

01244 354880

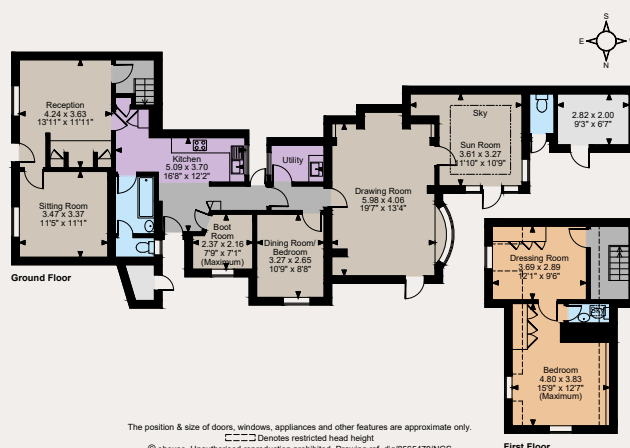
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Floorplans  
House internal area 1,515 sq ft (141 sq m)  
For identification purposes only.



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 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, 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 geese.goat.tummy

## 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:** Band E

**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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