



Garden Cottage, Stone House Lane, Peckforton

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Garden Cottage Stone House Lane Peckforton Cheshire CW6 9TN

A characterful Grade II listed period property with mature private garden and outbuildings in a desirable Cheshire village

Beeston 1.3 miles, Taporley 4.6 miles, Delamere Station 11.3 miles (London Euston 2 hours 1 min), M53 (J12) 13.9 miles, Chester 15.4 miles, Liverpool John Lennon Airport 28.9 miles

Sitting room | Kitchen | Dining room | Pantry
Cloakroom | Wash house/boiler room
3 Bedrooms | Family bathroom | Garden | The whole c.0.9 acres | 2 Garages | Stables | Potting shed | Log store | Outdoor WC

EPC Rating F

The property

Available for the first time on the open market, Garden Cottage is a handsome Grade II listed period home with timber-framed and brick elevations and diamond casement windows, while inside the accommodation is characterful and bright.

The central entranceway opens to a fine triple-aspect sitting room and an adjacent dual-aspect dining room, both of which have feature fireplaces and thick timber beams. From the dining room is a stairway rising to the first-floor level, with the accommodation flowing naturally through into the bright and airy heavily beamed kitchen. The kitchen features terracotta tiled flooring, a dedicated pantry, a range of wall and base cabinetry with wooden worksurfaces and various appliances. Alongside is a cloakroom and a door to the paved rear courtyard and old wash house.

The light-filled first-floor landing flows into a trio of well-proportioned bedrooms with pleasing garden aspects, all of which enjoy ample storage with various built-in wardrobes. The rooms are served by a family bathroom completing the floor, with a separate bathtub and walk-in shower.

Outside

The property offers a generous plot totalling c.0.9 acres, approached via a driveway leading to a cobbled brick-laid forecourt beside the home. This gives access to the stone-built stable building with a garage to either side. Attractive natural stone pathways and terraces wrap around the property, followed by neatly trimmed topiary, colourful shrubbery, flower borders and divided manicured formal lawns. Hedging and fine stone walls enclose the grounds, which also feature a croquet lawn, a sunny circular seating area and pathway alongside an expansive collection of mature and specimen trees, a potting shed and adjacent log store and an original outdoor WC.



Location

The sought-after village of Peckforton near Beeston with its 12th century castle is located close to Cheshire's Sandstone Trail and the Shropshire Union Canal. It also sits just 3.5 miles from the historic village of Taporley, which enjoys excellent local amenities including shops, schools, a chemist, hospital, galleries, a butcher, hairdresser, petrol station, eateries and public houses, along with two notable golf courses. Thriving Chester offers comprehensive shopping, recreational and leisure facilities.

There are convenient road links via the M53, M56 and M6, with Delamere station offering rail services to London. Noted nearby schools include Abbey Gate, King's, Queen's and Ellesmere.

General

Local Authority: Cheshire East

Services: Mains electricity and water. Private drainage that we understand may not be compliant with current regulations. LPG - Calor gas.

Council Tax: Band G

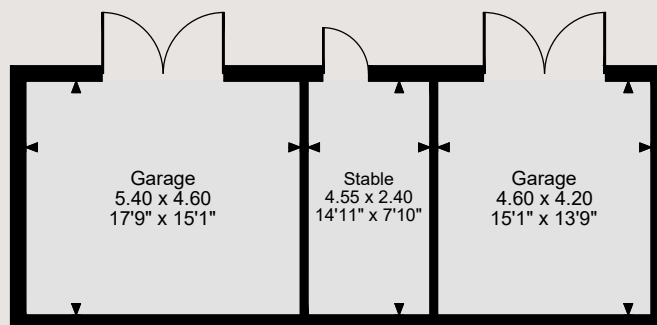
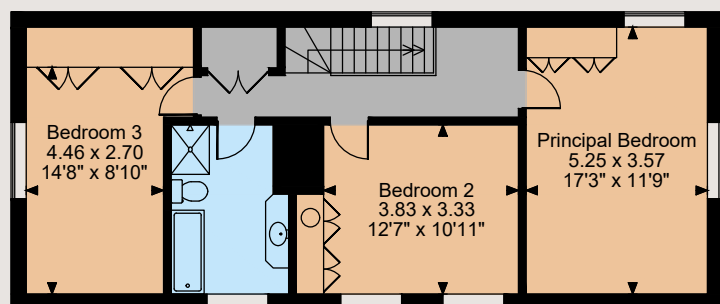
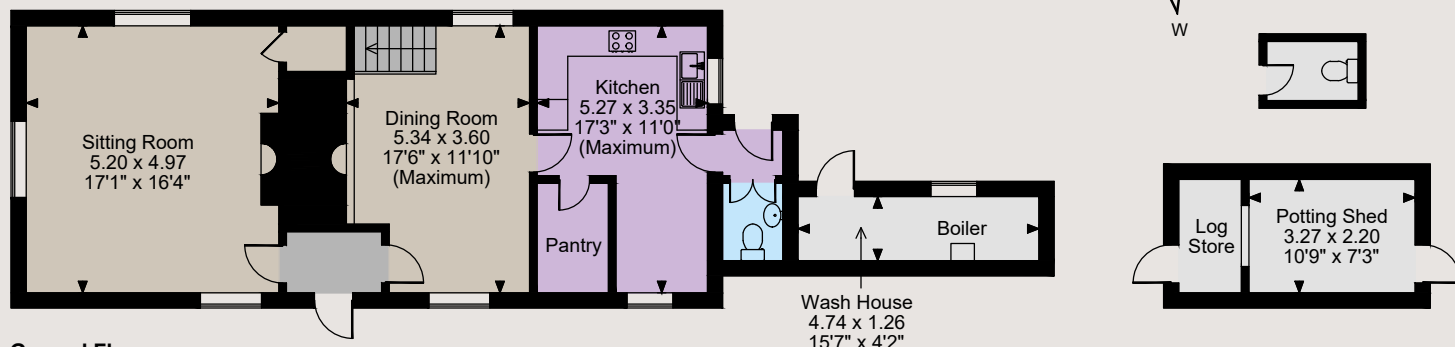
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Tenure: Freehold

Guide Price: £725,000



Floorplans
House internal area 1,540 sq ft (143 sq m)
Garage internal area 609 sq ft (57 sq m)
Outbuildings internal area 198 sq ft (18 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Follow Sat Nav to CW6 9TN
What3words treatment.formal.actual

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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