







The Cottage, Cock Lane

Great Budworth

A charming 4-bed period house with modern spacious pavilion presently used as an entertaining space but with potential for other use. Well-proportioned accommodation, landscaped gardens with serene private areas. Brick built double garage and useful brick built outbuildings.

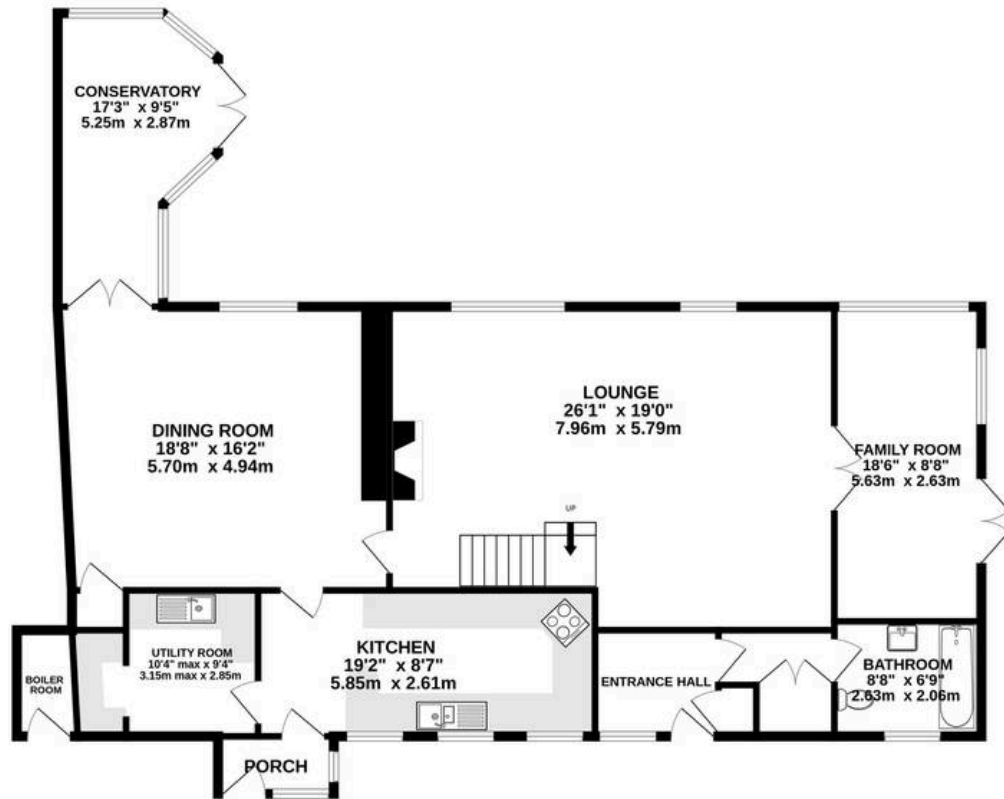
Council Tax band: G

Tenure: Freehold

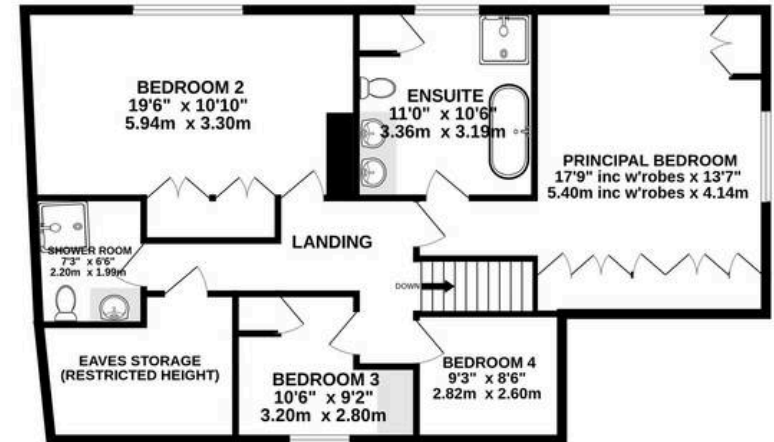
- Pretty period house in superb edge of village location
- Character accommodation including three excellent receptions rooms and conservatory
- 4 bedrooms, including large principal bedroom with en-suite
- Impressive detached orangery/annexe
- Large and very private predominantly walled gardens providing a wonderful, established setting
- Detached double garage, workshop/WC, outside store, and 2 timber sheds



GROUND FLOOR
1506 sq.ft. (139.9 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.

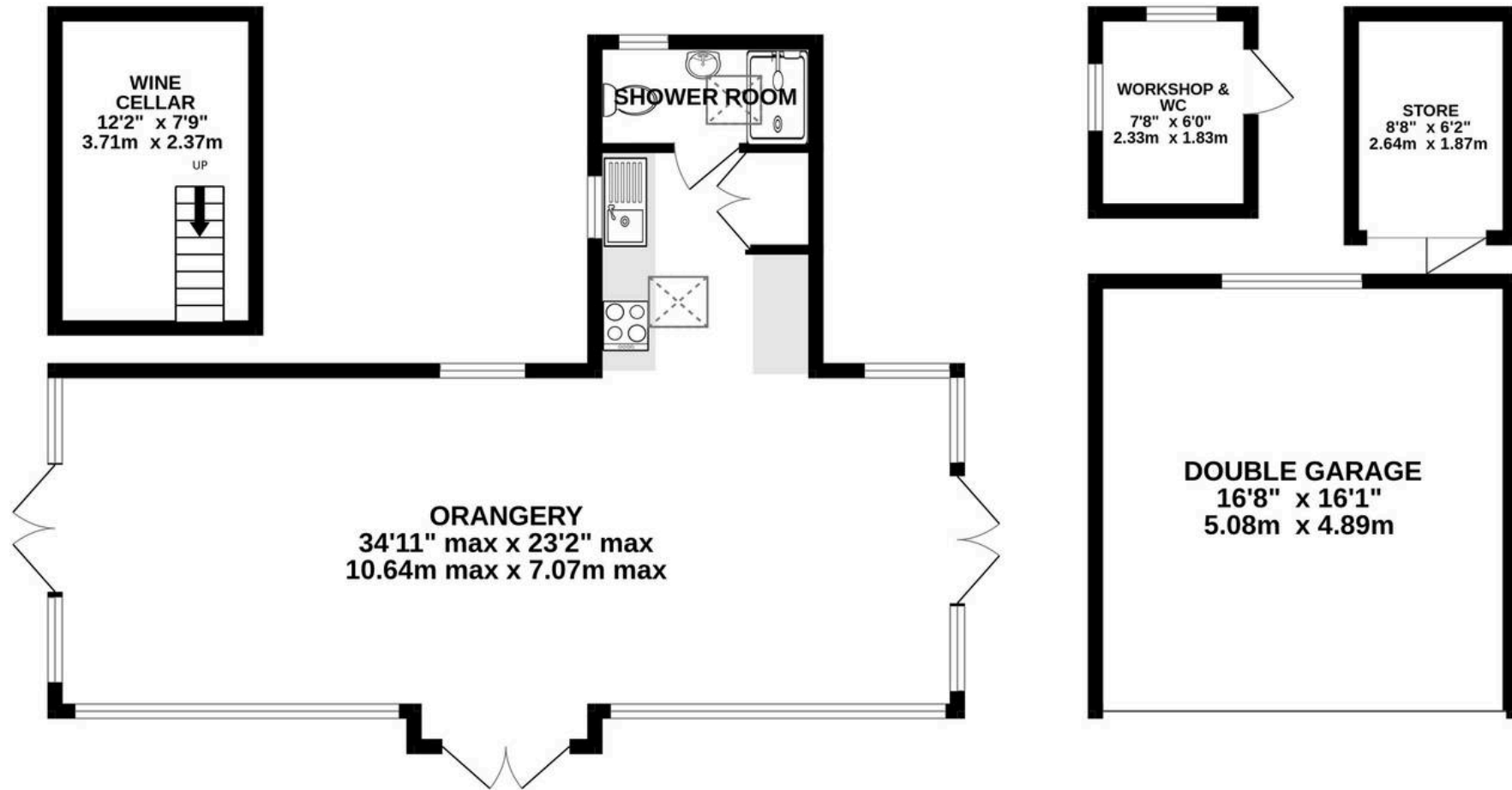


TOTAL FLOOR AREA : 2491 sq.ft. (231.5 sq.m.) approx.

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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1040 sq.ft. (96.6 sq.m.) approx.



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