



COLLIERS LANE | ASTON BY BUDWORTH | NORTHWICH | CW9 6NF | GUIDE PRICE
£975,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY
APARTMENTS

Lavender House, Aston By Budworth, Northwich,

Lavender House is a wonderfully spacious and well presented five bedroom family home with lots of character and quirky, original features. The original barn dates back over 200 years and was cleverly converted in 1995 with further modernisation since. The current owner has updated several rooms and kept the two acres of land and formal gardens in exquisite condition.





SUMMARY

'Lavender' house is a large gated barn conversion with extensive family accommodation comprising of dining room, study, utility room, double garage, downstairs WC, lounge, breakfast kitchen, family room and five double bedrooms all with en-suite facilities. There is also potential to split part of the upstairs and garage into a separate living quarters ideal for a dependant relative or older children. The property comes with an attractive private patio area, well manicured lawned garden and L-shaped paddock beyond.

LOCATION

Aston-by-Budworth is particularly well placed for those enjoying outdoor pursuits such as walking, cycling and especially equestrian activities. There are local livery facilities and excellent hacking is available on the Arley estate which is a short distance from the property. The location is also well placed for easy commuting to Knutsford, Northwich, Warrington and Altrincham and also the M6 and M56. Manchester and Liverpool airports are also within easy reach.

RECEPTION HALL/DINING ROOM

26' 9 max x 17' 11 (8.15m x 5.46m) Wooden front door with glass panel leading into large reception hall and dining area. Solid wooden oak flooring throughout downstairs accommodation. Doors to all downstairs accommodation. Exposed beams, four double glazed windows to three aspects. Stairs to first floor. Spotlights. Two radiators.

STUDY

10' 0" x 08' 4" (3.05m x 2.54m) Solid Oak flooring. Double glazed window to front elevation. Modern radiator.

UTILITY ROOM

8' 4" x 6' 5" (2.54m x 1.96m) Fitted wooden cupboards and worktops incorporating Belfast Sink. Space and plumbing for washing machine and dryer. Tiled floor. Door to integral garage. Thermostat. Double glazed window to rear elevation overlooking the private patio area.

DOUBLE GARAGE

Door from utility and door to outdoor patio area. Thermecon Oil central heating boiler. Storage space. Up and over electric door. Double glazed window to rear elevation.

BREAKFAST KITCHEN

17' 10" x 14' 6" (5.44m x 4.42m) Fitted with an extensive range of bespoke Oak base and eye level units with solid granite work surfaces over. Belfast sink with mixer taps over with double glazed window overlooking the rear garden. Electric Aga and Aga extractor hood above. Integrated fridge freezer and dishwasher. Integrated wine rack. Recessed low voltage spotlights. Double doors leading to family room and rear garden beyond. Ample space for dining table. Tiled flooring. Double radiator.

DOWNSTAIRS WC

Modern white low level WC and wash hand basin. Fitted mirror. Radiator. Extractor. Oak flooring.

LOUNGE

18' 11" x 15' 7" (5.77m x 4.77m) Pleasant reception room with double doors leading out onto private patio area. Multi-fuel burner with exposed brick fireplace with slate hearth and limestone lintel. Double glazed window to rear elevation. Exposed beams. Solid Oak flooring.



FAMILY ROOM/SUN ROOM

10' 10" x 10' 8" (3.3m x 3.25m) Leading off the kitchen with patio doors onto rear patio and lawned garden beyond. Exposed brick walls. Double glazed windows to side and rear. Wooden cladded ceiling. Oak flooring.

FIRST FLOOR LANDING

Open wooden banister. Splits into two with two bedrooms to right and three to the left. Carpeted. Storage cupboards to one side. Two circular feature double glazed windows to front elevation. Loft hatch.

MASTER BEDROOM

19' x 16' 3 maximum" (5.79m x 4.95m) Large double bedroom with feature circular double glazed window and further window to rear elevation giving lovely views over surrounding countryside. Two radiators. Fitted wardrobes. Recessed spot lights. Carpeted.

MASTER ENSUITE

Fully refitted in 2017 with a stunning white contemporary suite comprising; p-shaped bath with shower screen and drench shower fitment, low level WC, drawer unit, vanity wash hand basin featuring a stainless steel mixer tap and cupboard beneath, illuminated mirror and fully tiles walls and floor.

BEDROOM TWO

16' 0" x 15' 5 maximum" (4.88m x 4.7m) Double glazed windows to side and rear. Two modern radiators. Fitted wardrobes. Carpeted.

EN-SUITE

10' 6" x 4' 8" (3.2m x 1.42m) Modern three piece suite with corner bath with shower over, wash hand basin and WC. Laminate flooring. Part tiled walls, fitted light up mirror and shaver plug. Chrome towel radiator. Velux roof window.

BEDROOM THREE

14' 8" x 10' 11" (4.47m x 3.33m) Good sized double bedroom with fitted wardrobes, double radiator and double glazed window to rear. Carpeted.

EN-SUITE

8' 8" x 4' 0" (2.64m x 1.22m) Modern white suite comprising of double shower cubicle with chrome electric shower, WC and wash hand basin. Tiled walls.

BEDROOM FOUR

9' 7" x 9' 6" (2.92m x 2.9m) Good sized bedroom with radiator, double glazed Velux roof window and central ceiling light. Carpeted.

EN-SUITE

7' 6" x 4' 11" (2.29m x 1.5m) Modern shower room with low level WC, wash hand basin and shower cubicle housing chrome mains shower. Part tiled walls. Chrome towel radiator. Fitted mirror above sink and shaver plug. Laminate flooring. Extractor fan.

BEDROOM FIVE

15' 3 maximum" x 15' 1 maximum" (4.65m x 4.6m) Currently utilised as an occasional lounge but also a good sized double bedroom. Three Velux roof windows. Storage in eaves. Carpeted.

EN-SUITE

15' 3" x 4' 7" (4.65m x 1.4m) White three piece suite comprising of low level WC, wash hand basin and bath with shower over. Part tiled walls, laminate flooring and double glazed circular feature window to side. Chrome heated towel rail and chrome fittings. Recessed spot lights and shaver plug. Extractor fan.



OUTSIDE

The property is reached to by a private gated driveway which is shared with the two other properties in the development. The property originally formed part of a dairy farm dating back over 200 years. Each property contributes towards the maintenance of the common areas. Lavender House has a gated entrance with gravelled driveway for several cars. The mature gardens are mainly laid to lawn with just under 2 acres of land surrounding which is ideal for a horse or small animals.

FINANCIAL ADVICE

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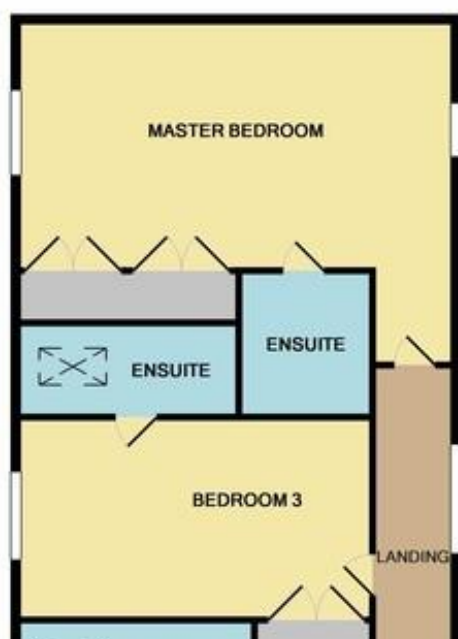
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Tel : 01565 621624

Fine & Country

1 Princess Street, Knutsford, Cheshire, WA16 6BY
knutsford@fineandcountry.com

fineandcountry.com