

# Bramble Cottage

Wornish Nook

Guide Price £395,000

Andrew J Nowell  
& Company





## Bramble Cottage, Wornish Nook, Somerford Booths, CW12 2JP

A charming period cottage full of original features with a generous south facing garden.

- Three Bedrooms
- Large Garden
- Detached Garage
- No Onward Chain

Situated in an idyllic enclave of only a few characterful homes Bramble Cottage sits in a semi-rural position with delightful views across its generous gardens.

Originally two smaller cottages and later converted into one, this home offers versatile accommodation. On the ground floor is the breakfast kitchen, dining room and large living room with feature fireplaces and exposed original beams.

To the first floor are three well-proportioned bedrooms and the family bathroom.

This charming cottage has been well maintained by the current owner and offers great potential for an incoming purchaser to add their own style to this home.

Externally the property is approached via a gravel driveway which offers ample off-road parking and leads to the detached garage with workshop.





The gardens are where this cottage shines. Extending to nearly a quarter of an acre and boasting a sunny south facing aspect.

The mature gardens are mainly laid to lawn with mature borders and planted beds, there is a pond and water feature, potting shed and vegetable patch all enjoying superb open views onto the neighbouring countryside.

Situated in a delightful rural position within easy reach of the centre of Congleton which provides everything for day-to-day needs and the train station.

The property is offered for sale with no onward chain.

### Important Information

What 3 Words – [///thumps.starfish.piglet](http://thumps.starfish.piglet)

Council Tax – Cheshire East Band - E

EPC Rating – F (28/61)

Tenure – Freehold

Heating: LPG Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank (non-compliant with 2020 regs)

Parking: Driveway & Garage

The title contains covenants – further information is available from the office.

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Superfast broadband available.

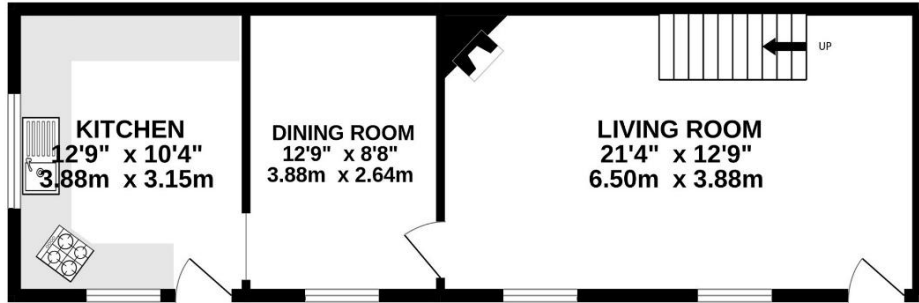
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

\* Information provided by GOV.UK

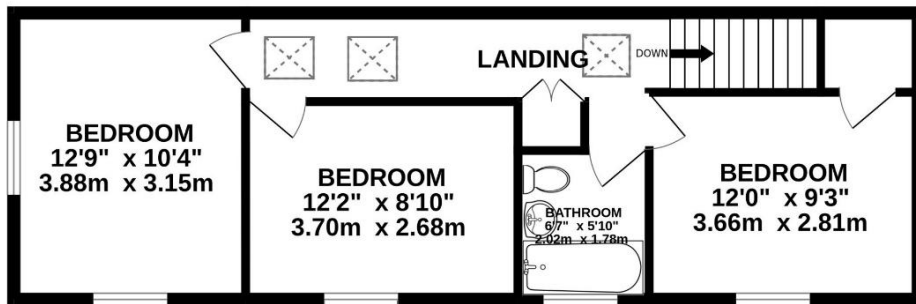
\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

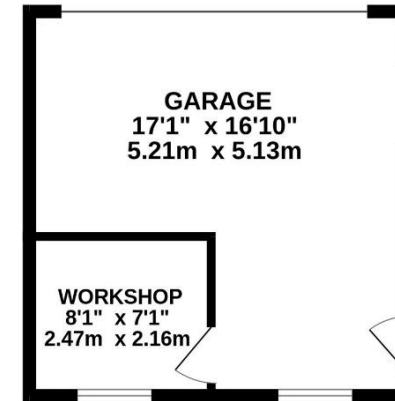
**GROUND FLOOR**  
507 sq.ft. (47.1 sq.m.) approx.



**1ST FLOOR**  
513 sq.ft. (47.7 sq.m.) approx.



**GARAGE**  
287 sq.ft. (26.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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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8 London Road, Alderley Edge, Cheshire SK9 7JS  
Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905  
[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

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