



Saltersford Cottage

Holmes Chapel

Guide Price - £950,000

Andrew J Nowell
& Company



Saltersford Cottage, Twemlow Green, CW12 8BG

A characterful farmhouse and detached outbuildings situated in generous gardens and grounds on the outskirts of Holmes Chapel.

- Large Detached Barn
- Open Views
- 1.2 Acres
- Mature Gardens

Tucked away in the Cheshire countryside, within easy reach of Holmes Chapel village, this timeless cottage is surrounded by just over 1.2 acres of gardens and grounds offering a private setting. Saltersford Cottage property combines traditional character with spacious and adaptable living.

The ground floor features a traditional kitchen with quarry tiled flooring and integrated appliances. There is a central entrance hall and three generous reception rooms, utility room and downstairs shower room. The property boasts a wealth of character features including central fireplaces and exposed beams and trusses. There is a basement/wine cellar with built in bar area.

To the first floor is a central landing with access to four double bedrooms and the family bathroom. The property has been well maintained and offers great potential for modernisation or remodelling.







Externally the property is approached via a sweeping driveway which leads to the cottage and the large, detached barn, providing two garages, stables, tack room and workshop with loft room above with great potential to convert to a gym or additional accommodation.

The generous gardens and grounds extend to over 1.2 acres and consist of the formal gardens, orchard and vegetable garden all with delightful open views across the neighbouring countryside.

Saltersford Cottage is situated within easy reach of Holmes Chapel which provides everything for day-to-day needs and the local train station.

Important Information

What 3 Words - [///search.suave.doll](http://search.suave.doll)

Council Tax - Cheshire East - Band G

EPC Rating - F (32/75)

Tenure - Freehold

Heating: Oil Fired Central Heating

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

Parking: Driveway & Garage

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.



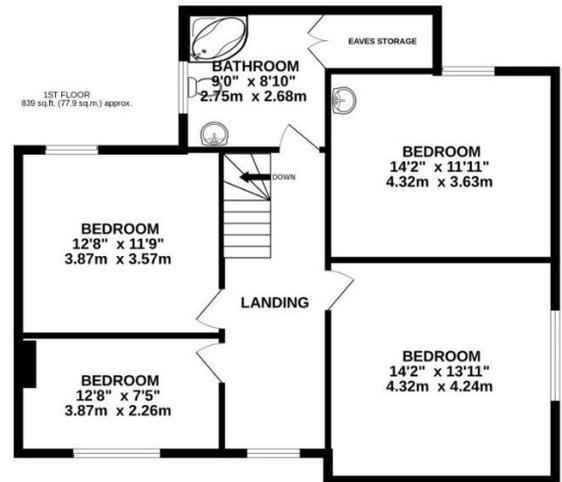
BASEMENT
165 sq.ft. (15.3 sq.m.) approx.



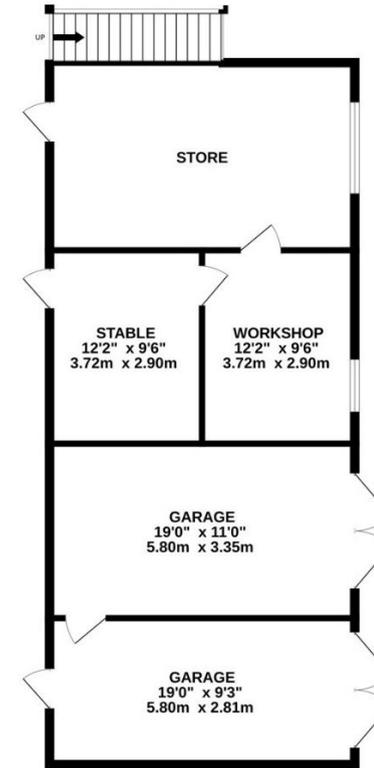
GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



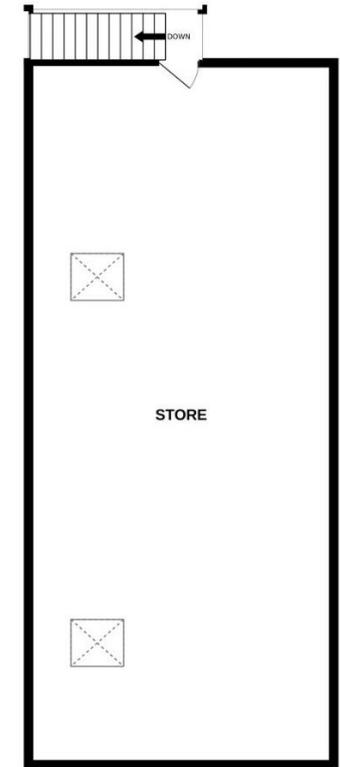
1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



BARN GROUND FLOOR
878 sq.ft. (81.2 sq.m.) approx.



BARN 1ST FLOOR
878 sq.ft. (81.2 sq.m.) approx.



OUTBUILDING
157 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 4025 sq.ft. (374.0 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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