

Cross Lane Cottage

Kermincham

Guide Price £870,000

Andrew J Nowell
& Company





Cross Lane Cottage, Cross Lane, Kermincham, CW12 2LJ

A character-filled countryside retreat where timeless charm meets 0.8 acres of enchanting gardens.

- Versatile Accommodation • Private Position
- Detached Garage • Mature Grounds

Tucked away in this idyllic countryside position this beautifully presented cottage has been tastefully and sympathetically updated by the current owners and presents a rare opportunity to acquire a truly special country home.

From the moment you enter this home exudes warmth and charm with exposed beams, stone flagged floors and exposed brick fireplaces. The statement piece of this home is the large living room with dual aspect, panelling and delightful views onto the adjoining countryside. There is a recently re-fitted shaker style kitchen with integrated appliances and attached boot room. In addition on the ground floor is a cosy dining room, downstairs bedroom and WC and a large office/fourth bedroom.

Upstairs there are two well-proportioned bedrooms both with vaulted ceilings and calming rural views and the large family bathroom with free standing roll top bath and large walk-in shower area. From the central landing is a large eaves storage offering ample practical storage space.







Important Information

What 3 Words – [///users.tonight.venue](https://users.tonight.venue)

Council Tax – Cheshire East Band G

EPC Rating – F (30/79)

Tenure – Freehold

Heating: LPG Fired Central Heating

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

Parking: Driveway & Garage

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available

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

* 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.

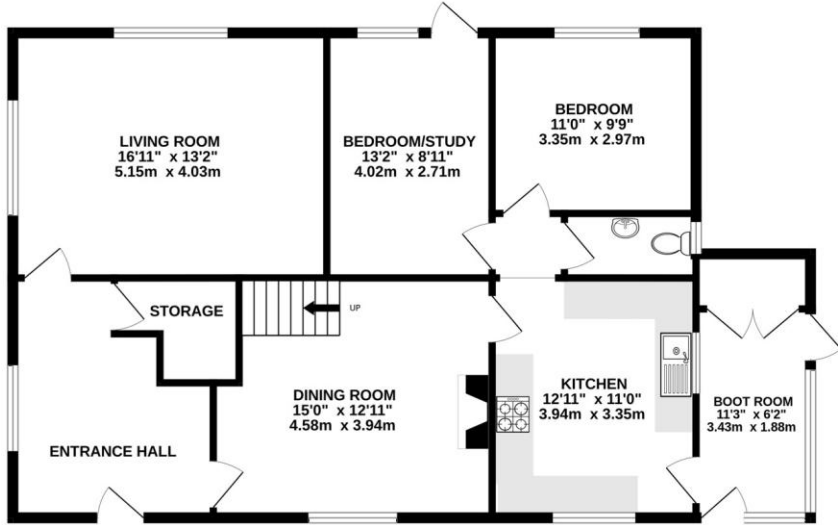
The true heart of this home lies in its outstanding gardens, extending to approximately 0.8 acres and offering a rare and enchanting sense of space, privacy, and natural beauty. Meticulously established over time, the grounds are a captivating blend of mature trees, thoughtfully planted shrubs, and sweeping lawns that create a picturesque countryside setting. There are two entrances to this home offering versatility and a detached double garage offering great storage/workshop space.

This garden doesn't simply complement the home it defines it, offering a truly special lifestyle rooted in nature, space, and quiet enjoyment of the outdoors.

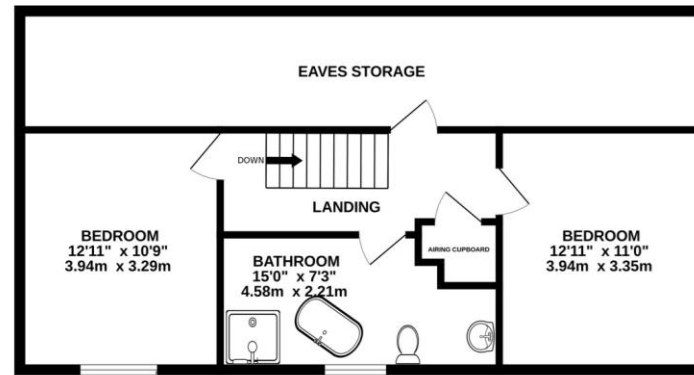
Despite its quiet position, it remains conveniently placed for nearby Holmes Chapel and Congleton, offering a range of amenities and excellent connections. A perfect balance of countryside charm and everyday convenience.



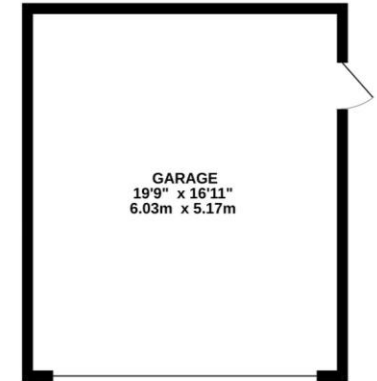
GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



GARAGE
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 2088 sq.ft. (194.0 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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