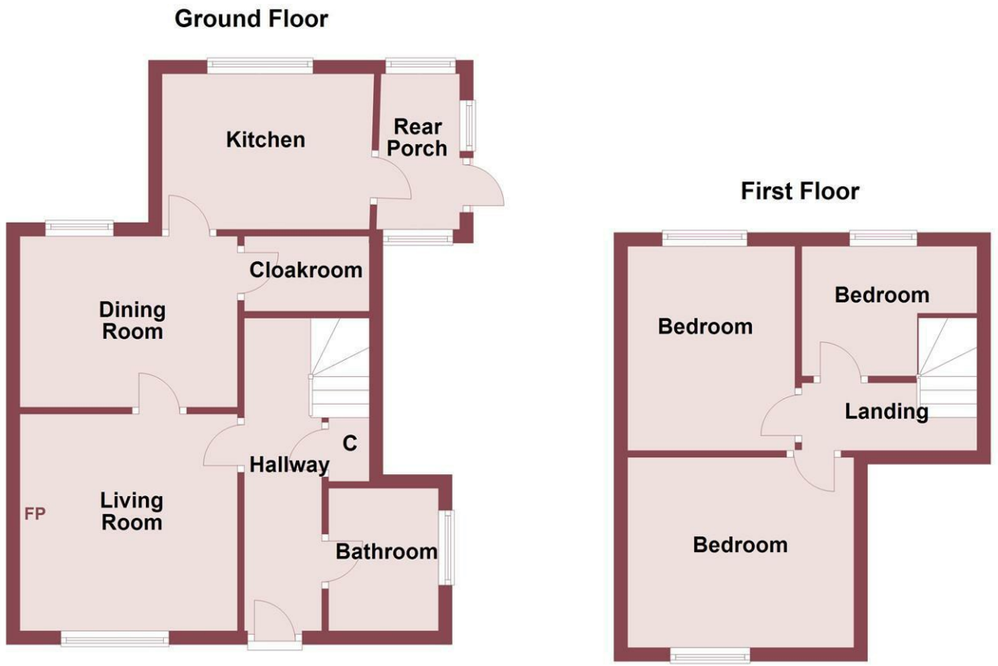

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ommission or mis-statement.The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given.
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ESTATE & LETTING AGENTS

Benty Heath Lane, Willaston, CH64 1RY

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3 Bedroom | 2 Reception | 1 Bathroom | E

No Onward Chain - Character Cottage Surrounded By Open Fields - Put Your Own Stamp On This Beautiful Home

Hewitt Adams are delighted to offer a rare opportunity to acquire one of Hargrave House Cottages on the idyllic Benty Heath Lane In Willaston, beautifully situated on a private plot surrounded by open farmland. Just a drive into the heart of Willaston village with local amenities, good transport links and great schooling nearby. The property is also conveniently situated for motorway links. The property does require some updating but has the potential and scope to extend (subject to relevant planning consents) to create a beautiful home.

In brief the accommodation comprises; hallway, living room, kitchen, dining room, rear porch, bathroom. To the first floor, there are three bedrooms all with views over open fields.

Externally; to the front of the cottage there is a front garden, and a paddock to the side with established hedgerow boundaries. To the rear of the property there are two spacious brick built outbuildings.

Viewing is essential to fully appreciate the potential this home has to offer.

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Hallway
16'00 x 3'05 (4.88m x 1.04m)
uPVC front door to hallway, stairs to first floor, understairs storage, doors to;

Living Room
13'06 x 11'11 (4.11m x 3.63m)
Window to front elevation, wood burning stove with brick surround hearth and mantle, door into dining room.

Kitchen
12'04 x 9'08 (3.76m x 2.95m)
Comprising a range of wall and base units with work surfaces incorporating sink and drainer, space for washing machine and fridge freezer. Cooker, electric hob, window to rear aspect, door to rear porch.

Rear Porch
Windows and door to side.

Dining Room
11'08 x 7'10 (3.56m x 2.39m)
Window to rear aspect, doors to;

Cloak Room
7'04 x 3'07 (2.24m x 1.09m)

Bathroom (Ground Floor)
7'04 x 6'00 (2.24m x 1.83m)
Comprising; WC, P-shape bath with shower over, wash hand basin, quarry tiled flooring, window to side aspect.

Landing
Doors to;

Bedroom
11'10 x 9'02 (3.61m x 2.79m)
Window to rear elevation, electric heater.

Bedroom
13'01 x 8'01 (3.99m x 2.46m)
Window to front elevation, wooden flooring.

Bedroom
11'00 x 8'08 (3.35m x 2.64m)
Window to rear elevation, electric heater.

Services
The property is currently on septic tank.

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