



Wright Marshall
Estate Agents

**TOWNGATE COTTAGE BUDWORTH ROAD,
ASTON BY BUDWORTH, NORTHWICH CW9 6LT**

OFFERS IN THE REGION OF £775,000



Beautiful Tudor cottage available in highly sought after Aston-By-Budworth

Description

Dating back to the 1598 Towngate Cottage has been completely modernised throughout but maintains many of its original features including stunning original exposed beams and windows. Internal double glazing has been installed throughout to improve the properties energy efficiency.

The property is surrounded by a low level brick wall with cast iron fencing and electric gates welcoming guests onto the sweeping gravel driveway with ample space for visitors to park

The tiled porch with a small window to the side aspect provides plenty of hanging and shoe storage space, ideal for storing away and keeping out of site from the main living space.

Off the porch is the cosy but spacious reading room with solid oak flooring measuring 15'1 by 13'7 with dual aspect windows, flooding the room with natural light. Particular mention must be made of the large dual burner installed by the current vendors heating both the reading room and the lounge.

Through to the lounge with solid oak flooring, a large window to the front aspect, lovely French doors to the rear enclosed South facing garden and fabulous original exposed beams.

The deceptively spacious hallway provides convenient understairs storage space, solid oak flooring, a window to the side aspect, stairs to the first floor and doors to the modern three piece family bathroom, kitchen and lounge.

Measuring 19'8 by 10'6, the large kitchen/dining room has been tiled throughout. With two sets of sliding doors to the rear aspect and a window to the side aspect, the room is flooded with natural light. With a range of low level cupboards across the entire length of the kitchen and two large built in storage cupboard housing the separate washing machine, tumble dryer and Worcester combi boiler you are certainly not short of cupboard space.

As you walk up the stairs, across the landing you are welcomed by a traditional narrow walkway, a large built in storage cupboard and a dark wooden archway with a barn style doors to bedrooms two and four.

The spacious master bedroom comprises an en-suite shower room, a large built in storage cupboard, a window to the rear aspect and a fantastic Juliet balcony with open countryside views.

Bedroom two is another good sized double bedroom with open countryside views to the rear aspect, a large built in storage cupboard and doors to the landing and bedroom three, benefiting from a en-suite shower room.

Bedroom four is the perfect guest room/office with space for a single bed/desk and benefits from a traditional gable end tudor window.

Externally the large partly paved, partly lawned enclosed south facing rear garden is the ideal size for downsizers

looking for a good sized garden with low upkeep. The current vendors have installed a hot tub and swimming pool to the side aspect which could easily be used as a further seating area for BBQs on a warm summers evening.

The combined square footage of both the fully insulated gymnasium and the single garage equates to over 790 square feet, providing a fantastic work/leisure space for all the families needs.

Heated via Calor gas, the tank is located in the front garden and the septic tank shared with the neighbouring property is located at the bottom of the rear garden.

Local primary schools include the highly regarded Wincham Community Primary School, Great Budworth Church Of England and Lostock Gramam Church Of England Primary Schools.

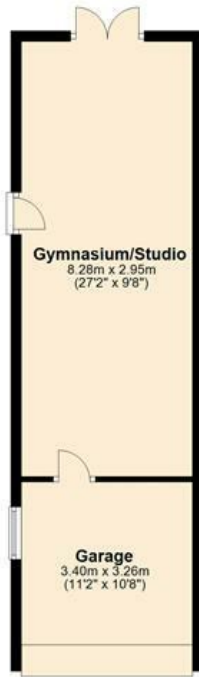
The Cransley School is a highly reputable independent school located in Great Budworth just a short drive away or alternatively the Knutsford Academy and the various Northwich high schools are all easily accessible.

Benefitting from excellent transport links the M56 and M6 motorway only a few miles away which makes it a popular choice for those who enjoy country life but need to commute. For commuters who need to use train travel, Hartford train station is only 6 miles away from the property and connects to Birmingham and London Euston via Crewe in under 2 hours and for those who need to fly for work or pleasure, Manchester and Liverpool Airports are both close by.

Ground Floor



Ground Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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