



Wright Marshall  
Estate Agents

## Primrose Cottage, 12 Northgate, Utkinton, CW6 0LL



**£1,400 PCM**

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Nestled in the centre of Utkinton village, this delightful semi-detached cottage enjoys a peaceful position on a private road with stunning views over the Cheshire countryside. Ideally located within close distance of the village store, the property offers the perfect blend of rural living and everyday convenience.

Council Tax Band - B  
EPC Rating - C

### Description

The well-appointed accommodation briefly comprises: entrance hall, cosy sitting room, spacious breakfast kitchen featuring a Range Cooker, an open-plan dining area, and a separate utility room.

Upstairs, the first floor hosts three bedrooms and a beautifully fitted family bathroom. The home benefits from underfloor heating throughout the ground floor and double-glazed windows for year-round comfort and energy efficiency.

Externally, there is off-road parking for two vehicles and a lawned garden to the side—ideal for relaxing or entertaining.

### Location

Utkinton is a sought-after village just 2 miles from Tarporley, offering scenic countryside views and direct access to the Sandstone Trail. The village features Rose Farm Shop with a post office, delicatessen, off licence, café, and garden centre focused on local produce. Utkinton and nearby Tarporley offer excellent

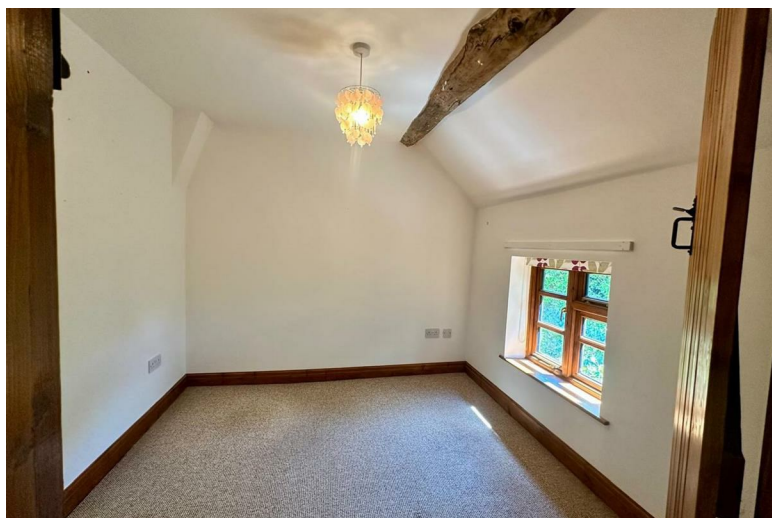
schools, including the highly rated Tarporley High School.

Tarporley itself is one of Cheshire's most desirable villages, with a vibrant High Street lined with independent shops, cafés, restaurants, pubs, and essential services such as a doctor's surgery and churches. It also hosts community events and recreational facilities, including a tennis club and Portal Golf & Country Club.

The area is well-connected, with Chester just 15–20 minutes away and rail links via Delamere and Crewe (direct to London in approx. 1hr 40mins). Manchester and Liverpool airports are both within 27 miles.

Nearby attractions include Delamere Forest, Oulton Park, Beeston Castle, and Nantwich—a charming market town rich in history, shopping, and character.





| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 72                                                                                                            | 75        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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