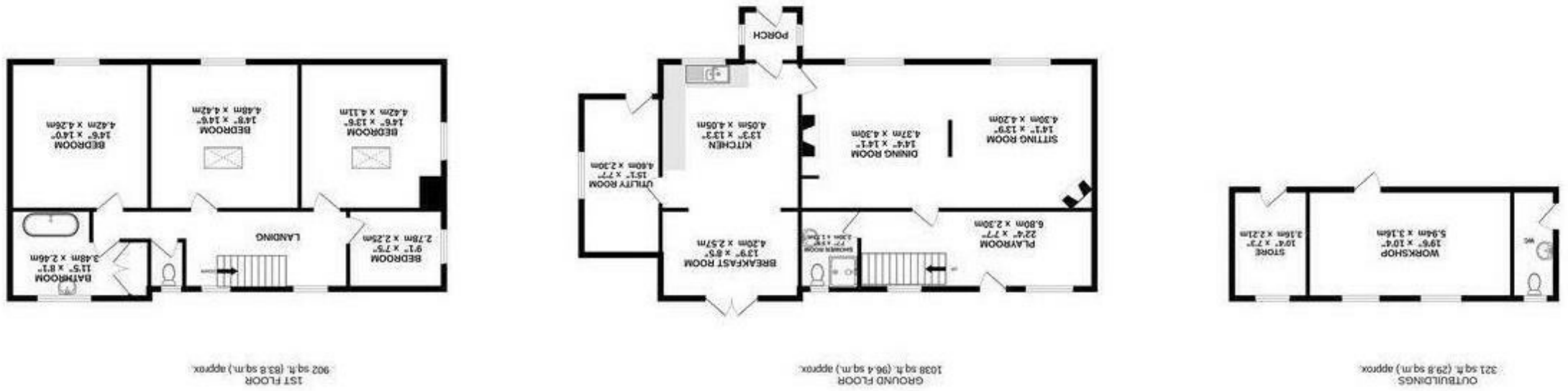


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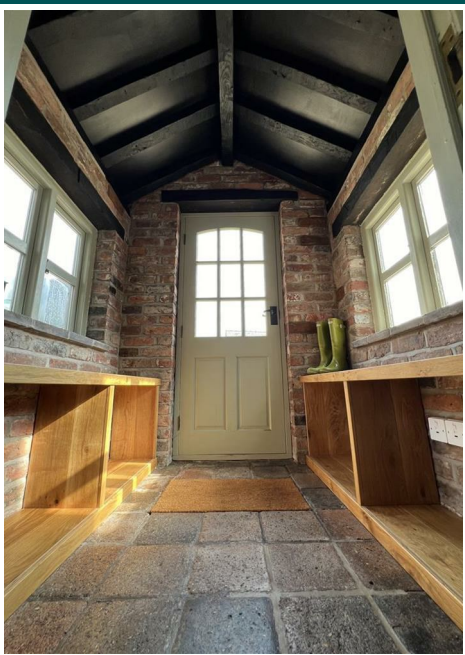
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 Tel : 01565 621624

TOTAL FLOOR AREA: 2260 sq.ft. (210.0 sq.m.) approx.
 Whilst every effort has been taken to ensure the accuracy of this floorplan, the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.



 **Wright Marshall**
 Estate Agents

OFFERS OVER £725,000



PARK FARM COTTAGE
CROWLEY
NORTHWICH
CW9 6NX


COUNCIL TAX BAND: F



Nestled next to a small, peaceful and meticulously well-kept farm at the end of a private lane, Park Farm Cottage is ideal for anyone seeking both luxury and privacy. Uniquely combining modern comforts with traditional charm, the current owners have skillfully updated the property to retain its 17th-century features while creating a bright and airy ambiance throughout.

Description

Upon approaching the property, there are two parking options - The first is at the front, featuring a newly landscaped area with a central York stone pathway leading to the vaulted porch, flanked by decorative gravel. There is also a perennial hedge and a small seating area. Accessed through a separate electric gate, the main driveway to the side of the property provides parking for multiple vehicles, including horse boxes or camper vans.

Park Farm Cottage is an original farmhouse, previously part of the Arley Estate. It has been extended over the years and now includes a welcoming porch that opens into an open-plan kitchen and breakfast room. This space, enhanced by aged oak features, creates a sense of spaciousness from the moment you enter. The semi-open-plan lounge and dining room retain period features, tastefully updated to include a sizable log burner set in a large Cheshire brick and an additional, smaller log burner in the sitting area.

At the rear, there is an additional reception room currently used as a playroom. The ground floor is completed by a downstairs shower room and a useful utility room with a new Oil boiler and cylinder system that efficiently heats the ground and first floor radiator system.

On the first floor, there are four well-proportioned bedrooms, three of which feature exposed wooden beams and other period details. All bedrooms are served by a three-piece bathroom with a clawfoot bath, which could easily be converted into a four-piece suite.

The orientation and layout of the first bedroom offers scope to add an ensuite should this be a requirement to potential buyers. The principal bedroom (bedroom two) boasts hand-finished solid Oak hardwood flooring, exposed and painted brickwork to the original chimney breast and a radiant cast-iron radiator below shutter blinds.

Park Farm Cottage boasts a large lawned garden and a spacious patio area perfect for entertaining. The property offers panoramic views of oak tree-lined fields where cows graze, horses gallop, and a variety of wildlife can be observed. Across the cobbled parking area, established hedges and an apple tree add to the charm, complemented by electric double gates leading back to the shared access road.

Having undergone extensive remodelling, the outdoor area offers plenty of potential for further enhancement. The current owners have installed a concrete base with trunking running from the original outbuilding, allowing water and electricity to be carried underground. This setup offers great flexibility, providing buyers with the potential to adapt the outbuilding to a variety of uses, including storage, workshop, gym, office, or games room —the possibilities are endless.

Location

Located within close proximity to major motorway networks, residents can easily reach local amenities and nearby towns such as Stockton Heath, Knutsford, and Northwich. Additionally, charming hamlets like Great Budworth are just a short drive away, offering a peaceful retreat.

The area surrounding Park Farm Cottage is rich with equestrian facilities and dotted with numerous public footpaths and woodlands, perfect for outdoor enthusiasts. For those who enjoy a leisurely round of golf, a local golf course is also within easy reach. Supporting local businesses is convenient with several farm shops and traditional pubs nearby, providing a taste of the local community. The combination of countryside serenity with the convenience of nearby shops, restaurants, schools, and nurseries makes Park Farm Cottage an ideal location for a balanced lifestyle.

Tenure

We believe the tenure to be Freehold.

