





A recently extended and renovated character cottage in village centre location.

- Character Cottage
- Village Centre Location
- Extended Accommodation
- Two Double Bedrooms
- Two Reception Rooms
- Luxury Kitchen/Diner
- Courtyard Style Garden
- Private Driveway

### Description

A beautifully presented character cottage, located just off the village centre with a fantastic view to the front over St John's Parish Church. The property has recently under-gone a comprehensive make-over programme, which included a single storey extension to the rear. With much internal and external character the accommodation comprises to the ground floor a front reception room with period fireplace and original sash window, luxury kitchen dining room with built-in appliances and walk-in pantry, an additional reception room housed in the rear extension with bi-folding doors to the garden and a cloakroom/WC. The first floor accommodation is wider than the ground floor as it includes space over the side ginnel and includes two double bedrooms and a luxury bathroom. Externally there is an ornamental cottage garden to the front, a shared ginnel runs down the side of the house and leads to a courtyard style garden with decked area behind the house and a further area of garden leading to a raised driveway with parking for one car.



## Location

The property forms part of a historic terrace and is located just off the village centre. The cottage is not listed but does fall within a conservation area and is therefore future protected. The village itself provides a good selection of local shops including a Co-op supermarket, Littlers Butchers and Rowlands Pharmacy along with a sandwich shop, newsagents, florists and hairdressers salon. There are four renowned pubs/bistros in the village; Chime, the Hart of Hartford, The Coachman Arms and the recently renovated Hartford Hall Hotel. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank station. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles.

## Tenure

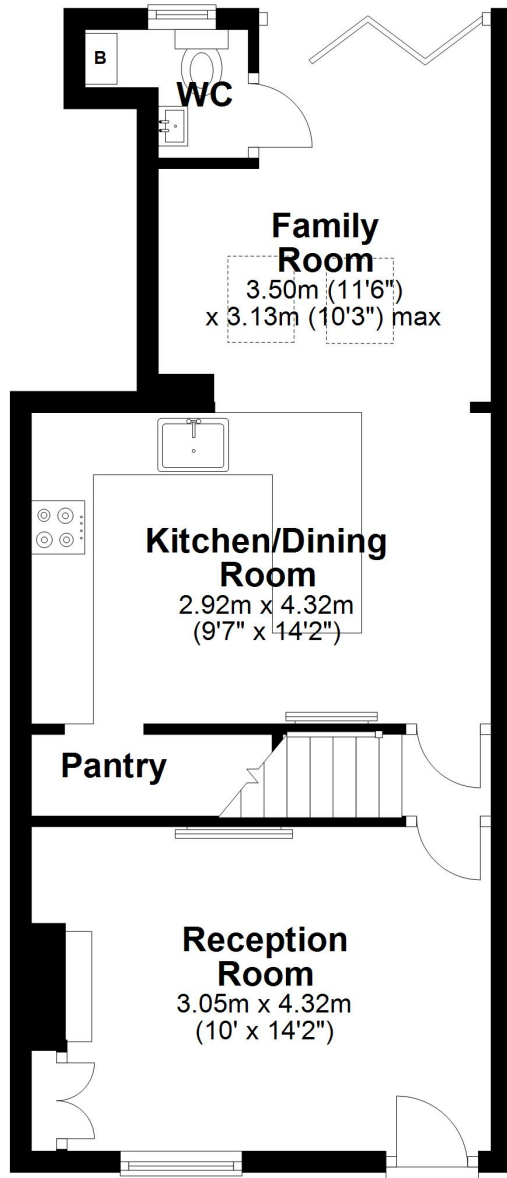
FREEHOLD

## EPC Rating:



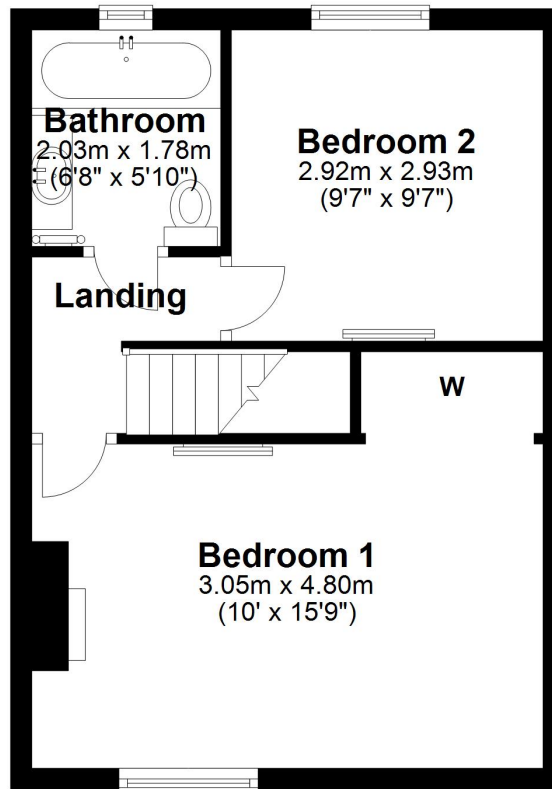
## Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 74.9 sq. metres (806.3 sq. feet)

