



**CUCKOOS HOLLOW, 20 HALL LANE, WERRINGTON
 PE4 6RA**

£670,000

FREEHOLD



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 residential**

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Situated in a fantastic location and approached via a long driveway, this impressive period home has stunning, private, southerly facing grounds and is set in Werrington village’s most exclusive location. Originally a pair of cottages and reputed to be one of the oldest properties within Werrington, this impressive four bedroom family home is neutrally decorated throughout and with its southerly aspect has light and airy rooms. With two reception rooms and a kitchen/breakfast room, this quite stunning property, which is believed to date back to the 17th or 18th century, has three bedrooms approached from one staircase and a further bedroom approached via a separate staircase from the kitchen. This property sits within magnificent mature private grounds and has ample parking leading to a double garage. Viewing of this individual, private, family home is highly advised to appreciate the superb accommodation and fantastic location.

Entrance door opening to

HALLWAY

With cloaks cupboard, radiator, beamed ceiling and staircase leading to first floor.

LOUNGE 21’ x 14’9 (6.40m x 4.50m)

A good size room ideal for entertaining with open fireplace with feature brick surround and curved chimney, oak flooring, radiator, beams to ceiling, store cupboard and two windows to front elevation.

DINING ROOM 18’5 x 10’8 (5.61m x 3.25m)

With store cupboard, radiator, two windows to front elevation and access through to

KITCHEN/BREAKFAST ROOM 15’5 x 9’9 (4.70m x 2.97m)

A traditional kitchen with a range of ample wall and base units with built-in appliances, exposed flooring, windows to front and side elevations, dining area, French doors opening to rear garden, staircase leading to separate bedroom and door leading through to

LANDING

With two windows to front elevation.

BEDROOM ONE 14’9 x 11’6 (4.50m x 3.51m)

With a range of fitted wardrobes, radiator and window to front elevation.

BEDROOM TWO 13’9 x 8’3 (4.19m x 2.51m)

With radiator and window to rear elevation.

BEDROOM THREE 11’5 x 10’5 (3.48m x 3.18m)

With built-in airing cupboard, radiator and window to front elevation.

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, wall tiling and window to rear elevation.

BEDROOM FOUR/OFFICE 15’4 x 13’5 (4.67m x 4.09m)

With radiator, two dormer windows to front elevation and further window to side elevation.

UTILITY ROOM 7’5 x 5’10 (2.26m x 1.78m)

With recently installed central heating boiler, Belfast sink unit, plumbing for washing machine, fridge space, window to side elevation, door to rear garden and door to

SHOWER ROOM

Comprising walk-in double shower cubicle, wash-hand basin with cupboards below, low flush WC, heated towel rail, wall tiling and window to rear elevation.

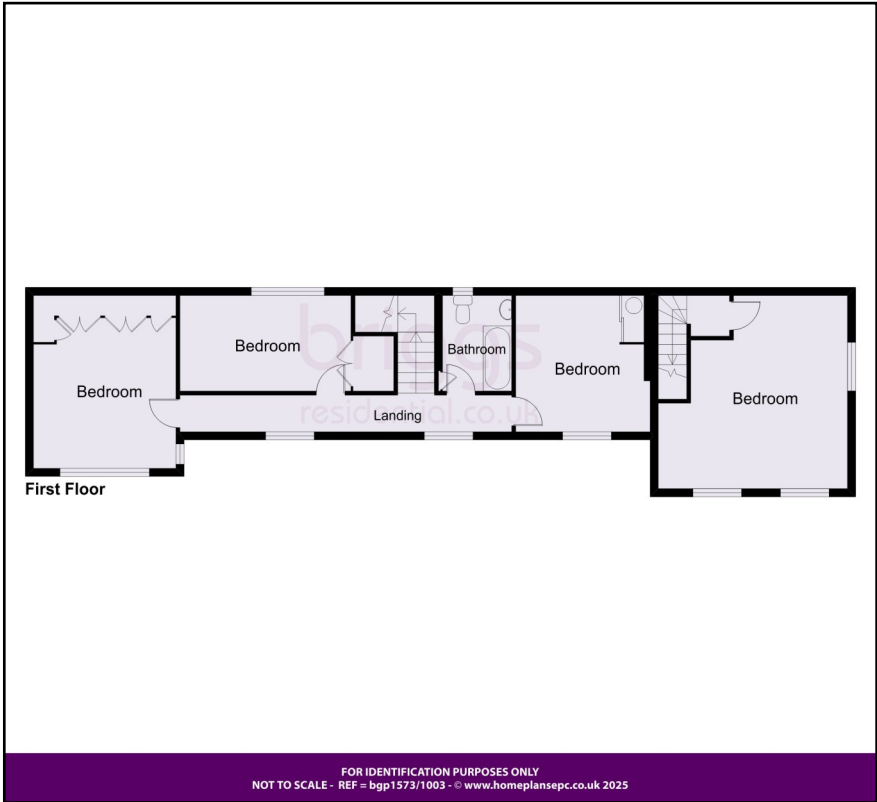
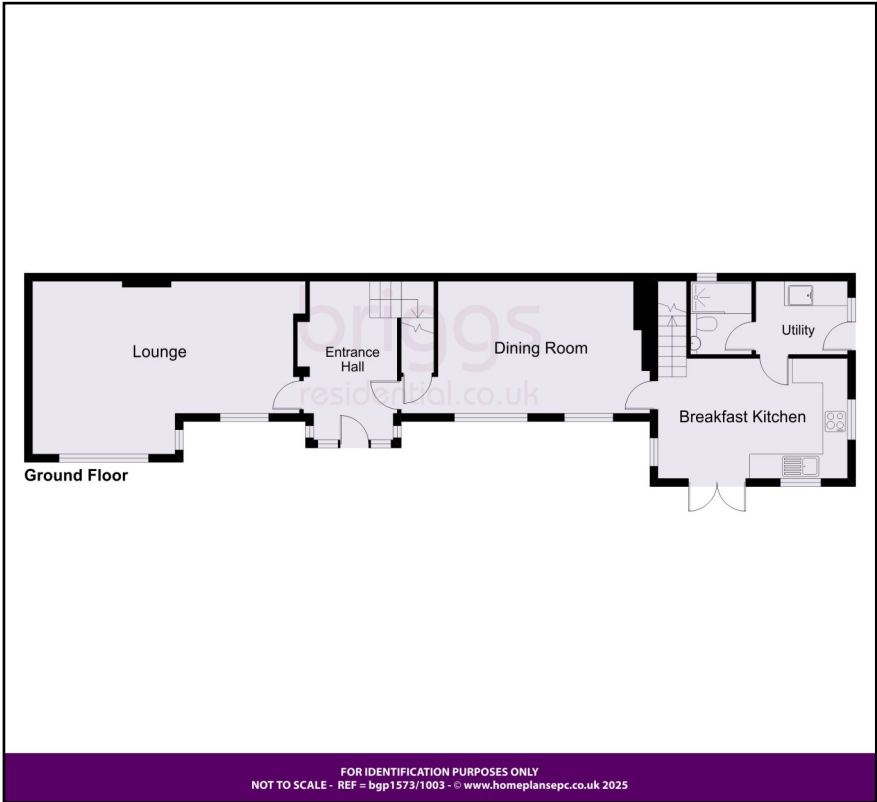
OUTSIDE

Approached via double opening gates which lead to a winding driveway which provides parking for several vehicles and leads to a 36’ (10.97m) garage/workshop.

The simply stunning, private southerly facing gardens are perfect for those lazy Sunday afternoons and are mainly laid to lawn with various mature trees and shrubs, whilst there is also a small pond, patio area, paving and vegetable area.

EPC RATING: E

COUNCIL TAX BAND: D (PCC)



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