



1 Poplar Cottages

Cuddington Lane, Cuddington

An attractive period cottage with character features, in a peaceful village setting

A delightful two-bedroom semi-detached cottage, set in a desirable position on the edge of the popular village of Cuddington. The cottage presents period character alongside a well-proportioned garden with views across the surrounding rural landscape.



1 RECEPTION ROOM



2 BEDROOMS



1 BATHROOM



OUTSIDE PARKING



EXTENSIVE GARDEN



638 SQ FT



FREEHOLD



GUIDE PRICE £300,000

The property

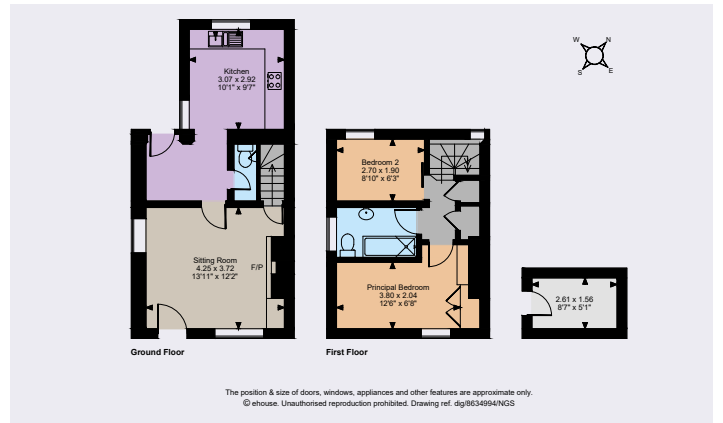
1 Poplar Cottages is a semi-detached period home with a wealth of charm and various attractive original details, such as exposed timber beams, lintels and ornate fireplaces. There is clear scope for modernisation or extension, subject to securing the necessary planning consents. The ground floor has a well-equipped kitchen at the rear with tiled flooring and attractive fitted units, as well as integrated appliances including a double oven and an induction hob with an extractor hood. The sitting room is located at the front, with its brick-built, cast-iron and tiled fireplace with a timber lintel.

Upstairs there are two bedrooms, the larger of which has built-in storage. The first floor also has a family bathroom with an over-bath shower, while there is a cloakroom on the ground level.

Outside

At the front of the property there is a pedestrian entrance with a pathway leading to the front door. The main entrance for vehicles is via the lane at the side, owned by the property, which leads to the driveway and parking area at the back of the plot. There is a right of way over this lane for the neighbouring property and local farmer. The garden at the rear and side of the house includes a brick and paved patio, an area of gravel terracing, railway sleeper beds and a lawn, bordered by mature trees and established hedgerows. Beyond the main garden towards the rear there is a brick-built semi-detached outbuilding, separate wooden shed and a large grassed area, offering the potential to be landscaped or used as a vegetable garden.

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Floorplans

House internal area 638 sq ft (59 sq m)

Outbuilding internal area 44 sq ft (4sq m)

Total internal area 682 sq ft (63 sq m)

For identification purposes only.

Directions

CW8 2SZ

///What3words: liberty.spending.powering - brings you to the driveway

General

Local Authority: Cheshire West & Chester Council

Services: Mains electricity, water and drainage. Oil-fired central heating.

Broadband: Information can be found here

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band C

EPC Rating: E

Parking: Private off street

Fixtures and Fittings: All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Chester

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