

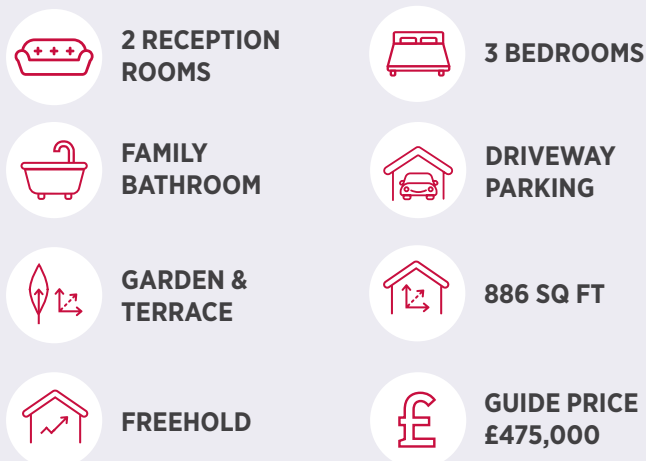


Smithy Cottage

Peckforton Road, Beeston, Tarporley

A delightful, stylishly modernised, Grade II listed 17th century cottage in a highly desirable village setting

A refurbished and modernised 3 bedroomed semi-detached cottage in the heart of Beeston village, with a beautiful private garden, and views out to the rich woodland and splendour of Beeston Castle.



The property

Smithy Cottage is a charming semi-detached residence, meticulously modernised to blend traditional character with contemporary refinement. Original features such as exposed beams and diamond leaded windows (with secondary glazing) are harmoniously balanced with a tasteful, modern interior design, creating a home of both warmth and elegance.

The ground floor offers a generous sitting room, complete with a charming exposed red brick fireplace with integrated woodburning stove, perfect for cosy evenings. The separate dining room, with its panelled walls, adds an air of refinement, while the downstairs cloakroom and utility is equipped with W.C., sink and bespoke storage. The kitchen is a true highlight, with bespoke base units, shelving, a five-ring stainless steel stove, and a walk-in pantry.

Upstairs, the property comprises two good-sized double bedrooms, and a further single bedroom. The luxurious family bathroom completes the floor with its freestanding bath, separate shower and vanity sink unit.

Outside

Wooden gates beside the property open onto a gravelled driveway, enclosed via red brick and stone walls. From here a versatile outbuilding is accessed, along with a separate original outdoor W.C.. There is a delightful paved terrace, providing space for entertaining and al fresco dining. A

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further gate provides access to a completely enclosed private south facing walled garden, predominantly laid to lawn.

Floorplans

Main House internal area 886 sq ft (82 sq m)

Outbuilding internal area 171 sq ft (16 sq m)

Total internal area 1,057 sq ft (98 sq m)

For identification purposes only.

Directions

Post Code: CW6 9TR

What3Words: ///daffodils.former.savings

General

Local Authority: Cheshire West & Chester

Services: Mains electricity and water, oil central heating and private drainage (shared with neighbouring property). We understand the the private drainage may not comply with the relevant regulations. Further information available on request.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: C

EPC Rating: E

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

Chester

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