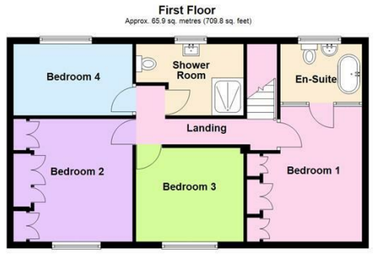
Acton Bridge

Total area: approx. 156.9 sq. metres (1689.0 sq. feet)



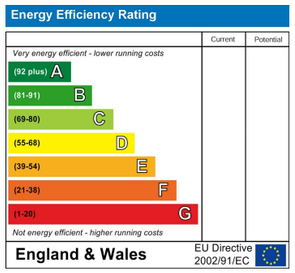
Location

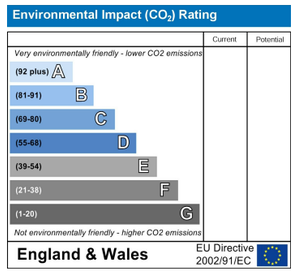
Nestled in the heart of Cheshire's picturesque countryside, the property is on the outskirts of Acton Bridge, a charming village that blends rural tranquility with convenient connectivity. Surrounded by rolling green fields and scenic woodlands, the village offers an idyllic retreat from the hustle and bustle of city life, while still providing easy access to major hubs via its well-connected transport links.

Acton Bridge benefits from a welcoming community atmosphere, with local amenities including a traditional village pub, a primary school, and nearby shops in neighbouring towns. Families are well served by many popular state primary and senior schools in the local area, along with the independent Grange School in Hartford

For those seeking outdoor pursuits, the nearby River Weaver and the Weaver Valley offer beautiful walking and cycling routes, as well as opportunities for fishing and boating. There is motor racing at Oulton Park and the beautiful Delamere forest is just over fives miles away.

Commuters appreciate the area's excellent rail links, with direct trains from Acton Bridge and Cuddingham stations to Chester, Liverpool, and Manchester, making it ideal for professionals working in these cities. The village's proximity to the M56 and M62 motorways also ensures convenient road travel across the North West and beyond.





Extended Detached RENDERED COTTAGE | Full of CHARM & CHARACTER | VIEWS Across CHESHIRE COUNTRYSIDE | GATED Entrance with oversized GARAGE & PARKING | OPEN-PLAN Dining Kitchen & Family Room | Beautifully MANICURED Gardens with TWO PATIOS. This charming period home features an entrance porch, dining hall, lounge with feature fireplace & Log burner, dining kitchen with snug, WC, and side porch whilst upstairs, there are four bedrooms with en-suite bath to the main and a wet room. Gardens, ample driveway parking and garage.

Offers In Excess Of £700,000

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Acton Bridge
Cliff Road

Boasting beautiful views over the Cheshire countryside, this extended detached rendered cottage oozes charm and character in abundance including timber doors with latches, exposed brick inglenook fireplace, further open fireplace in the dining hall, sealed stone flagged flooring, exposed brick feature walls, polished wooden flooring and a cobbled driveway.

Set in an idyllic location, 'Rose Cottage' is sure to be of great interest given the original features combined with the bespoke fixtures and fittings. Presented over two storeys and presiding in well proportioned gardens the accommodation comprises an oak entrance porch with stone flagging, dining hall with an open fireplace and'French' doors leading to the covered patio, lounge with eye-catching inglenook fireplace, family room, WC, dining kitchen with centre island and side porch. The first floor includes the main bedroom with an en-suite, three further bedrooms and a wet room. Externally, there is a cobbled driveway which provides ample parking which leads to a gravelled turning point and a detached double garage. The rear garden is mainly laid to lawn with larged hedged boundaries including numerous bushes, shrubs and flowering trees.

Accommodation

Ground Floor

Entrance Porch
3'9" x 3'5" (1.16m x 1.05m)
Oak porch set on a brick base with slate tiling and a 'Composite' front door leading to the:

Dining Hall
20'0" x 11'8" (6.1m x 3.56m)
Dual aspect room with an open fireplace set into an exposed brick chimney breast with picture light above. oak staircase to the first floor, beamed ceiling, white grained engineered flooring, two wall light points, composite double glazed 'French' doors opening onto the covered patio, double glazed window to the front elevation and a glazed timber door leading to the:

Lounge
21'0" x 12'5" (6.41m x 3.80)
The striking feature of this principal reception room has to be the cast iron solid fuel burning stove mounted on a stone hearth and set within an exposed brick inglenook fireplace with an oak mantle complemented with a beamed ceiling and an exposed brick feature wall with a decorative imitation cupboard. Two antique style central heating radiators, white wood grained engineered flooring, two double glazed windows overlooking the front and a stained glass oak door leading to the:.

Family Room / Snug
13'11" x 10'10" (4.26m x 3.31m)
Sealed stone flagged flooring, PVC double glazed door leading out onto the covered patio with a matching adjacent panel, inset lighting, antique style central heating radiator, PVC double glazed windows overlooking the rear garden and a seamless opening to the dining kitchen.

WC.
Two piece suite including a low level WC and a pedestal wash hand basin with a chrome mixer tap and splash back tiling. Continuation of the sealed stone flagged flooring, inset lighting and an extractor fan.

Dining Kitchen
19'7" x 13'10" (5.97m x 4.24m)
Farmhouse style kitchen fitted with a range of matching base, drawer and eye level units complete with a centre island featuring a breakfast bar with seating, 'Belfast' sink unit with mixer tap set within a sparkling black granite surface, further cupboard storage and spaces for freestanding appliances. In addition, there is a five ring 'Rangemaster' cooker with a tile splashback, canopied extractor with mantle and cupboard storage combined with a recess for a tall fridge/freezer including adjacent cupboard storage. Continuation of the sealed stone flagged flooring, inset lighting, PVC double glazed windows overlooking the garden and an antique style central heating radiator.

Side Porch
5'10" x 4'1" (1.78m x 1.27m)
Composite front door with a double glazed panel, sealed stone flagged flooring, cupboard housing the electric consumer unit, double glazed window to the side elevation and loft access.

First Floor

Landing
15'1" x 6'3" max (4.61m x 1.92m max)
Polished wooden flooring, inset lighting, timber lintel and a wall light point.

Bedroom One
13'10" x 11'7" (4.22m x 3.55m)
Range of matching fitted furniture including wardrobes providing hanging and shelving space, drawer units and bed side tables. Polished wooden flooring, timber beams, double glazed window to the front elevation, loft access and a glazed door with matching adjacent panels leading to the:

En-Suite Bathroom
8'3" x 6'0" (2.53m x 1.83m)
Charming suite including a roll-top bath with claw feet and a 'Victoriana' mixer shower head, pedestal wash hand basin and a low level WC.Continuation of the polished wooden flooring, antique style central heating radiator with a chrome heated towel rail, timber beam, inset lighting and a double glazed window to the rear elevation.

Bedroom Two
12'5" x 12'0" (3.80m x 3.67m)
Again fitted with a comprehensive range of fitted furniture including wardrobes providing hanging space, cupboard and shelving storage complete with matching bed side tables. Double glazed window overlooking the front and a central heating radiator.

Bedroom Three
10'11" x 9'6" (3.34m x 2.90m)
Exposed brick feature wall, double glazed window overlooking the front elevation, loft access and a double central heating radiator.

Bedroom Four
12'0" x 6'11" (3.67m x 2.13m)
Two wall light points, double glazed window to the rear elevation and a double central heating radiator.

Wet Room
11'0" x 7'4" (3.36m x 2.24m)
Thermostatic shower with rain-shower head and screen, pedestal wash hand basin with splash back tiling and a low level WC. Part tiled walls with matching tiled flooring, inset lighting, chrome heated towel rail and a double glazed window overlooking the rear elevation.

Outside
The property stands behind a hedged front boundary with gate pillars and wrought iron personal gate leading to the entrance porch with a York gold gravelled frontage. The rear and side gardens are laid to lawn with numerous and various evergreen and ornamental bushes, shrubs and trees. York stone paths and a covered patio with external lighting present a particular attraction. A brick screen wall and gate pillars with driveway lights and double wooden bar entrance gates give vehicular access over a cobbled driveway leading a York gold gravel turning head providing off road parking for several vehicles in addition to the double garage.

Tandem Garage
32'1" x 8'10" (9.80m x 2.71m)
Double doors providing vehicular access, power and lighting.

Tenure
Freehold.

Council Tax
Band 'G' £.....(2025/2026)

Local Authority
Cheshire West & Chester Council.

Services
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
CW8 3QY

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.