



NEWBANK COTTAGES

OCCUPATION LANE, ANTROBUS, CHESHIRE, CW9 6JS

savills

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A RARE OPPORTUNITY TO
PURCHASE A SEMI DETACHED
PROPERTY IN A RURAL LOCATION
WITH SUPERB EQUESTRIAN
FACILITIES.

Accommodation:

- Sitting / Dining room • Downstairs WC
- Kitchen / Breakfast room • Study
- Master bedroom with en suite shower room
- Two further bedrooms
- Family bathroom
- Stabling • Garage • Barns

Mileage:

- Warrington 7.2 miles • Northwich 7.3 miles
- Hartford 7.6 miles • Knutsford 10.3 miles
- Altrincham 14.3 miles • Manchester Airport 17.2 miles
- Manchester City Centre 23.9 miles





SITUATION

Newbank Cottages has effective communication links with easy access to M6 and M56. The train from Warrington Bank Quay allows access to London Euston in about 1 hour and 48 mins. The train from Warrington takes about 33 minutes. (All distances and travel times are approximate)

The Antrobus Arms and The Fish Pool at Delemere are stated by The Good Pub Guide as worth a visit. The area has superb educational facilities catering for all age groups, there are a variety of local schools (June 2019) which are rated as good and outstanding.

The Hollies Deli and Farm shop is well known locally selling artisan-made breads, cheeses and cured meats, to luxury wines, beers, champagnes and spirits, to farm-fresh, locally produced fruits and vegetables.

DESCRIPTION

Newbank Cottage is a charming three bedroom cottage in a rural Cheshire location. This unique cottage is exceptional with about 3.5 acres and fantastic equestrian facilities.

In an idyllic location this property offers the benefit of being able to watch activities in the ménage and stables from the house. Whilst standing in the breakfast kitchen one has views of the rear garden and the stables to the side elevation. There is access which leads out on to the rear patio area. The kitchen is fitted with a range of wall, base and drawer units complemented by glazed display units.

The lounge leads through to the dining room / sitting room which has charming exposed oak beams complemented by brick fire place with wood burning stove. There is lovely aspect to the rear garden which can be accessed via the rear patio door.

The ground floor is completed by a study and WC.

There are three bedrooms to the first floor. The master bedroom is en suite and again the dual access allows one to be able to view the rear garden and the stables. The en suite has a modern suite with walk in shower. The family bathroom has a three piece suite which includes a bath.

The outbuildings (excluding the carport) total 1366 sq feet. This includes five stables, barns, store room and a carport with separate store. The ménage is a sand and silica mix (about 37m x 20m, this measurement has not been checked by Savills) and is perfect for those who are keen to be able to make the full use of the equestrian facilities whilst at home.

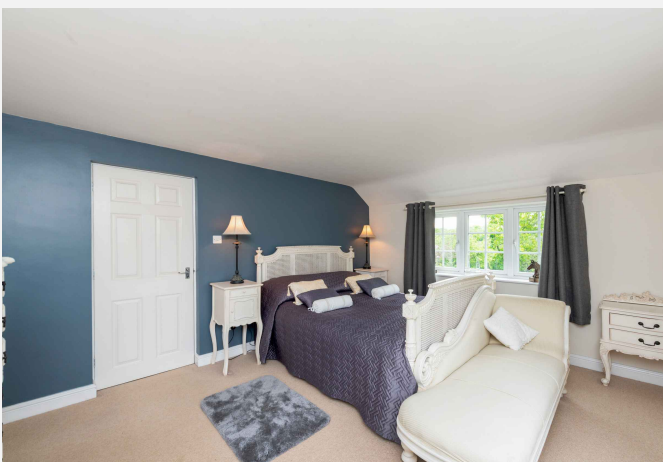
The patio is ideal for al-fresco dining, landscaped, well stocked, gardens complete the charm of this secret haven.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with Savills.



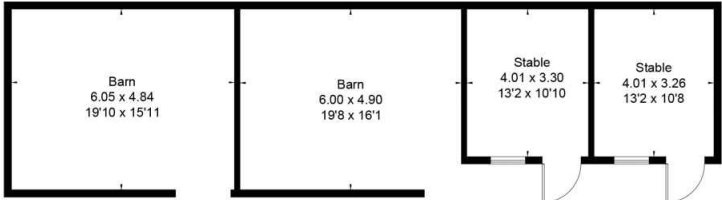
FLOOR PLANS



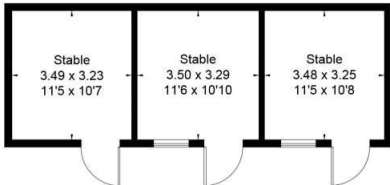
Approximate Area = 122.6 sq m / 1319 sq ft
Outbuilding = 126.9 sq m / 1366 sq ft
(Excluding Carport)
Total = 249.5 sq m / 2685 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)
For identification only. Not to scale.
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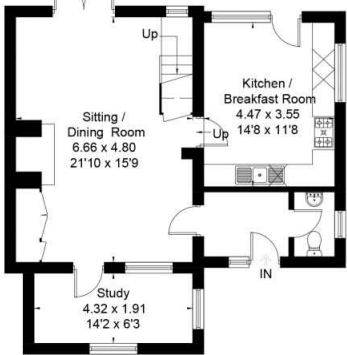
= Reduced head height below 1.5m



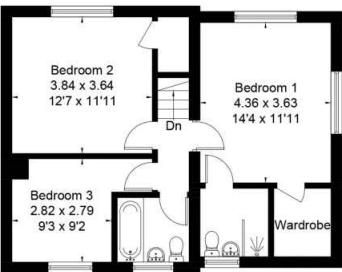
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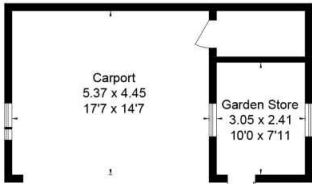
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Ground Floor
Area = 66.2 sq m / 712 sq ft
(Limited Use Area = 1 sq m / 11 sq ft)



First Floor
Area = 56.4 sq m / 607 sq ft



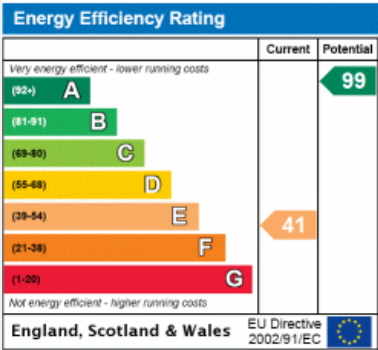
(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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