

The Old Pump House

Reed Lane, Antrobus



Stuart
Rushton
& COMPANY

An attractive, detached period cottage in lovely rural surroundings in a popular and sought after rural parish, offering great potential for extension and refurbishment, with a detached brick barn, standing in a lovely landscaped plot including gardens and several small surrounding paddocks, in all about 1.95 acres or thereabouts

The Old Pump House is a pretty, period cottage situated in a lovely location, with superb surrounding views, and offering great scope (subject to planning permission) for extension and refurbishment works for an incoming purchaser. Although we believe it to be dated to circa 1700, the house is not a listed building. The house sits within pretty, well maintained cottage gardens which surround it, there is a gated cobbled driveway providing excellent off-road parking and an original detached brick barn with ground floor garaging and store rooms and two useful first floor rooms, which offers great potential for conversion in to either ancillary or additional accommodation (subject to planning permission).

There are several small paddocks which sit astride the gardens to both sides of the property including a pond, both with road frontage on to Reed Lane. On the far side of the lane, directly opposite the house and accessed via a five bar gate is a small area of land with hedging on all sides providing the potential for additional hard standing or for a small grass enclosure.





Internally, the house has two/three good ground floor reception rooms set around a spacious reception hall with a downstairs WC. The main lounge overlooks both the front and rear with views over the gardens and leads in to a breakfast room and the kitchen - a galley style with a range of oak fronted base and eye level cabinets, and a small porch sits to the side. There is a good sized dining room with a dual aspect and a spacious conservatory or garden room which sits to the rear of the house and overlooks the gardens and farmland to the rear.

At first floor level there are three bedrooms - all of a good size and enjoying lovely open views, with built-in wardrobes and a wash basin. They share a family bathroom with a four piece suite including separate shower cubicle.

NB: Drainage is to a private septic tank, which is non-compliant to the 2020 regulations.



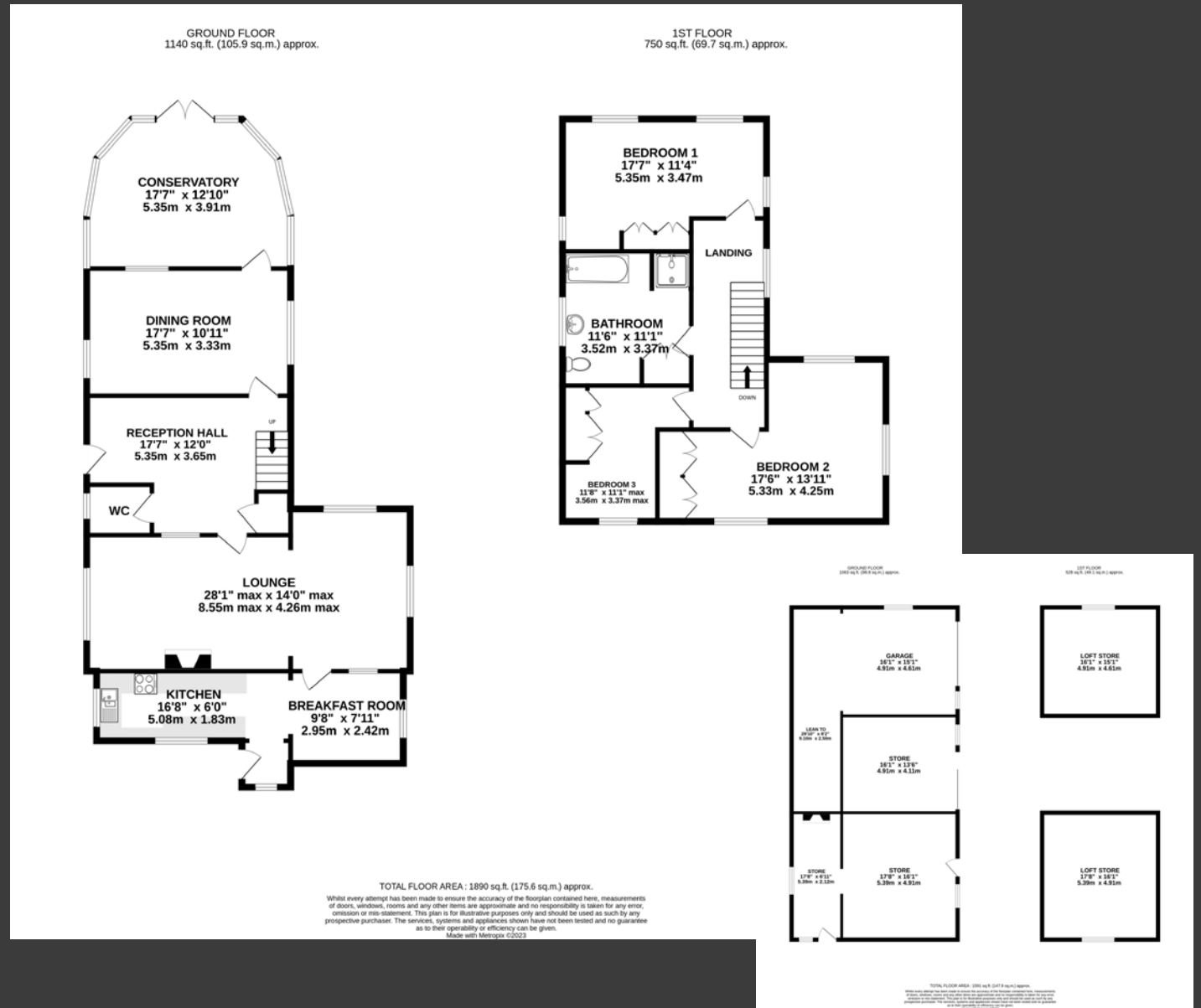
The Old Pump House Reed Lane, Antrobus Cheshire CW9 6JL

Price: £999,950

Tenure: Freehold

Local Auth: Cheshire West and Chester

Council Tax Band: G



01565 757000

35 King Street Knutsford Cheshire WA16 6DW

www.srushton.co.uk

enquiries@srushton.co.uk

IMPORTANT NOTICE: Stuart Rushton & Company, their solicitors and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars, these particulars to not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Stuart Rushton & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

