



Factory Cottages | Georges Lane, Aston By Budworth





Factory Cottages



A fabulous large country house in a fabulous location close to Great Budworth village, extended, refurbished and altered over the years into a substantial and attractive family home, standing in stunning traditional gardens of 2½ acres with a large pond and hard tennis court.



Factory Cottages was once a form of commercial building owned and operated by the adjacent Arley Estate, converted around 40 years ago into a wonderful family home that today once again offers great further opportunity for enlargement or alteration, subject to obtaining any necessary planning permissions.

The house is situated immediately off Georges Lane, a pretty no-through country backwater and stands in beautiful cottage style gardens of about 2½ acres, which include a pond and a tennis court and to the front has a large turning gravelled forecourt with extensive garaging for around 7 cars.

Internally, a stone flagged reception hall gives access to most of the ground floor reception rooms and has a turning staircase to the first floor. A ground floor WC and boot room/boiler room leads off the hall as does a good-sized study with a range of fitted bookcases and cupboards and a charming original range with stone surround. The main sitting room is an L-shaped room with a triple aspect and wonderful views over the gardens and grounds towards the pond, which include full height glazing and French doors to the south facing terrace and an open fireplace with stone hearth provides a focal point. A huge dining/sitting room has a vaulted ceiling and is partially galleried to the first floor and again enjoys the southerly aspect, including a large window seat overlooking the gardens and leading directly to the rear terrace.





An inner hall with quarry tiled floor provides access into a charming family room/sitting room with open fireplace and the kitchen, with high-quality Elm units was fitted almost 40 years ago and has been maintained beautifully, still in fine condition.

At first floor level there are five bedrooms in all, organised off a good-sized galleried landing with exposed ceiling timber. The main bedroom is a dual aspect room with a range of fitted wardrobes and a dressing table, and a good-sized en suite bathroom enjoys views over the surrounding gardens, and includes a five piece suite with a large walk-in shower and a bath in a timber and mirrored surround. The remaining bedrooms include the large guest room at the far end of the house, again with a dual aspect and large enough to provide a bedroom and sitting area, with an en-suite bathroom, and the remaining three bedrooms, all doubles, share a central family bathroom.

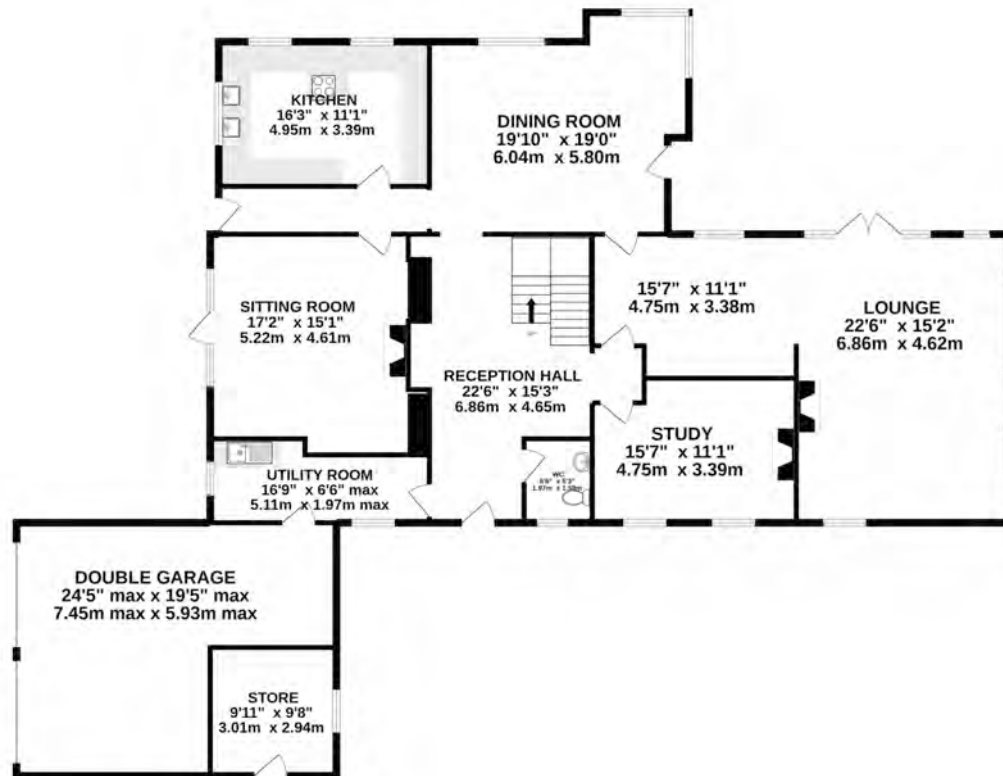
Externally, the gardens, grounds and surrounding fields enjoy a wonderful peaceful, rural backdrop and feel like a true traditional English idyll. Great care has been taken over the years to maintain the gardens in a traditional way and they offer structured lawns, York stone flagged terraces and well-stocked shrub borders throughout including a number of mature trees.

At the front of the house is a gravel forecourt which provides parking for an extensive number of cars with further opportunity for hardstanding to the side of the modern garage block. A traditional double garage lies adjacent and attached to the house and a modern garage building built in the last few years has twin roller shutter doors and at around 1,000sq ft provides secure parking for a number of vehicles and could perhaps be altered to provide ancillary accommodation (subject to planning).

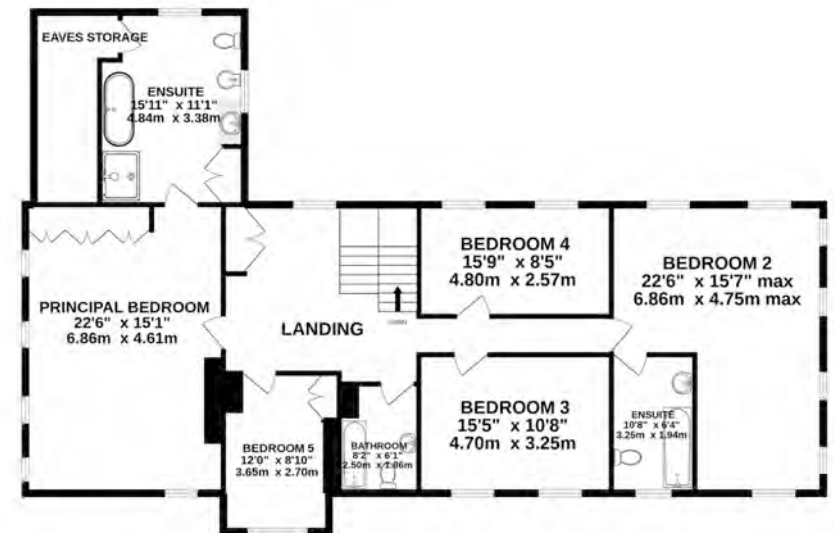
The house faces to the south at the rear and the gardens extend to both sides, as do the terraces. At one end of the main garden, which in all is about 2.5 acres, is a hard tennis court and at the other a wonderful feature pond with a timber causeway leading to a wildflower meadow area on the far side. The pond is home to a fabulous array of wildlife including an errant heron! Opposite the house is a large flat field of about 13 acres which is available by separate negotiation, ideal for equestrian use.



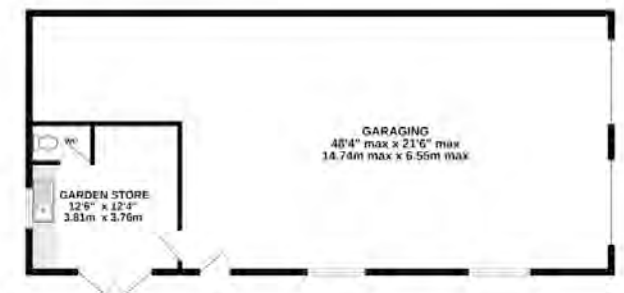
GROUND FLOOR
2400 sq.ft. (223.0 sq.m.) approx.



1ST FLOOR
1668 sq.ft. (155.0 sq.m.) approx.



1039 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 4069 sq.ft. (378.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Georges Lane
Aston By Budworth
Cheshire CW9 6LS

Price : Guide £1,750,000
Tenure : Freehold
Local Authority : Cheshire East
EPC : F (24)



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