



Warrington Road, Little Leigh, Northwich, CW8

£500,000

LARGE DETACHED BUILDING WITH GENEROUS GARDENS | Freehold

The Holly Bush is an outstanding Grade II listed village building, of red brick part timbered elevations under a part thatched / part slate roof, dated from the 16th century. At over 6300 square Feet, the building has well-proportioned and extensive owner accommodation that provides a comfortable family home in this peaceful and attractive spot, as well as large restaurant on the ground floor that can be changed to desired building STPP.

Set back from the main A49, approx 5 minutes' drive from Junction 10 of M56. It is approached via a driveway at the back of the building with parking. In addition, there is stone cobbled pavement and outbuildings at the back.

To the front, side and back of the building there is a large charming garden that covers the whole building from three sides with a lawn area and separate vegetable garden area at the back of the garden. The garden is well maintained and mainly laid to lawn, with a paved area accessed directly off the large downstairs kitchen as well as the large hall offering the ideal spot for outdoor entertainment and dinning.

The building is one of the most prominent, one of its kind, historically significant in the whole of this area; and, arguably in Cheshire county. It lies on the main road in a small hamlet of Bartington, which lies approx 3.5 miles from Junction 10 of M56. M56's junction 10 is about 17 miles from Manchester City centre. Nestled in the Vale Royal area and a famous holiday spot the building is on main A49 and in a close driving proximity to many historical sites, Delamere Forest, Chester, Manchester and Warrington. The whole area is surrounded by glorious open countryside perfect for walking, riding and cycling.

There are an excellent range of schools from village primary and local secondary to the independent sector school within five mile radius.

Ground floor rooms include substantial kitchen, fireplaces and wood burning stoves and lovely windows, four good size rooms and a large hall. The downstairs space has a lovely flow to it and number of other period features.

On the first floor, off the landing, is the principal substantial master bedroom with large fitted wardrobes. There are additional two more bedrooms (one double and one single) and a large front room as well as full bathroom, kitchen and a large boarded storage space in attic too.

Services and Material Information:

- Grade II Listed
- Freehold
- Mains electricity, water and drainage.
- Roof re-thatched at the end of 2024.
- Currently the Council tax band for owner accommodation is: B
- Energy efficiency rating: D
- Excellent Broadband and mobile coverage.
- Currently in commercial use, can be converted to residential use STPP.

MEASUREMENTS (Approx):

Ground Floor;

Entrance (At the back of the building) – 3.5 X 1.5 Meters (11.48 X 5 Feet)

Downstairs Main Hall - 7.8 Meter - At Widest X 7.3 Meter- At widest (25.6 X 24 Feet)

Downstairs Kitchen – 8.9 X 4.9 Meter (29.2 X 16 Feet)

Room 1 - 4.9 X 4.7 Meters (16 X 15.4 Feet)

Cottage Room 2 – 4.47 X 4.2 Meters (14.7 X 13.77)

Cottage Room 3 – 4.9 X 3.7 Meters (16 X 12 Feet)

Cottage Room 4 – 3.6 X 2.3 Meter (11.8 X 7.6 Feet)

Period Cottage Tap room – 2.9 X 1.9 Meter (9.5 X 6.2 Feet)

Toilets – 3.8 X 2.7 Meters (12.5 X 9 Feet)

Outbuilding (two sections) – 7.2 X 3.4 Meters (23.6 X 11 Feet)

First Floor;

Hall – 4.1 X 3.7 (13.4 X 12 Feet)

First Floor Lounge – 4.7 X 3.86 Meter (15.5 X 12.6 Feet)

Main Bedroom – 5.07 X 3.7 Meter (16.6 X 12.13 Feet)

Bedroom 2 - 4.6 X 4.0 Meter (15 X 13 Feet)

Bedroom 3 – 2.4 X 2.11 Meter (7.87 X 7 Feet)

First Floor Bathroom – 2.75 X 2.45 Meter (9 X 8 Feet)

First Floor Kitchen – 3.72 X 2.43 Meter (12 X 7.9 Feet)

Utility Room – A small utility room for washing and drying.

There is a boarded attic storage area above the first floor front room and corridor.

Viewing arrangement:

Serious Buyers only, the viewing is subject to agents receiving documented confirmation of availability of funds before viewing can be arranged. Property can also be made available for rent, please let the agent know if you wish to explore that avenue.

Council Tax Band: B

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

