



## Smithy Cottage, Poole

£725,000 Freehold



Set within expansive gardens extending to 0.43 of an acre, affording endless possibilities for outdoor entertaining and gardening endeavours • Expertly blending an array of character features with contemporary and bespoke fittings and appliances • Spacious and highly versatile accommodation throughout, combined with four generous double bedrooms including an impressive master bedroom with dressing room and en-suite • Nestled in an idyllic rural location enjoying breathtaking views over the open Cheshire countryside, yet convenient for Nantwich and facilities • Attractive cottage styled garden that sweeps around the property and an extensive driveway with Oak framed double garage, providing parking for several vehicles





Graced with magnificence and charm, Smithy Cottage stands as an exemplary display of refined luxury in the picturesque rural hamlet of Poole, near Nantwich. This exceptional four bedroom detached period cottage is an oasis of tranquillity, nestled amidst serene surroundings and offering sweeping views of the enchanting rolling Cheshire countryside. Set within expansive gardens extending to 0.43 of an acre, Smithy Cottage allows for unlimited outdoor enjoyment.

The accommodation itself is immaculately presented and offers a perfect blend of stylish contemporary fittings with character features including exposed beams, vaulted ceilings throughout the first floor and large fireplace features. From the moment you arrive, a sense of grandeur envelops you, as an elegant entrance porch with a handsome Oak panelled door beckons you into a world of sophistication and comfort. The welcoming reception hall, adorned with an exposed Oak pillared staircase rising to the first floor, sets the tone for the exquisite detailing found throughout this stunning home.

Step into the spacious lounge, where a striking Cheshire brick fireplace takes centre stage, complete with a large cast iron log burning stove that radiates warmth and character. Adjacent, the sitting room/snug provides a cosy retreat, boasting a charming fireplace with a cast iron wood burning stove set upon a raised stone hearth, perfect for unwinding on chilly evenings.

The heart of the home lies in the beautifully appointed dining kitchen, where modern amenities blend seamlessly with period charm. Vaulted ceilings with a Velux window flood the space with natural light, while the bespoke Oak fronted wall and base mounted units, Granite worktops, single drainer with a one and a half bowl sink unit with mixer tap, plumbing for a dishwasher and a recessed chimney breast incorporating a kitchen range epitomise sophistication and functionality. In addition, there is a separate dining room that provides further entertaining space and enjoys a wonderful sense of flow and lovely aspects over rear gardens.

For convenience, a separate utility room and a rear hall/boot room with a guest WC offer practical solutions for daily living. As you ascend the oak staircase to the light-filled first floor landing, there are two large uPVC double-glazed French doors that open to rear, providing access over an expansive flat roof with potential for a roof terrace. A master bedroom retreat, complete with a dressing room and en-suite shower room, incorporating a walk-in shower cubicle with full height screen and overhead shower, twin sinks with vanity units beneath and WC, offer a private sanctuary for relaxation. Three additional double bedrooms provide ample space for family and guests, while the main family bathroom exudes elegance with a four-piece suite, comprising, a large double ended bath within tiled surround and mixer tap to side, pedestal wash hand basin, WC and a separate walk-in shower cubicle with folding screen door and overhead shower.

Externally, there is a generous gravel driveway leads to an Oak framed double garage, providing secure parking for multiple vehicles. The meticulously landscaped gardens feature a mix of manicured lawns, established trees, neat





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Council Tax band: G

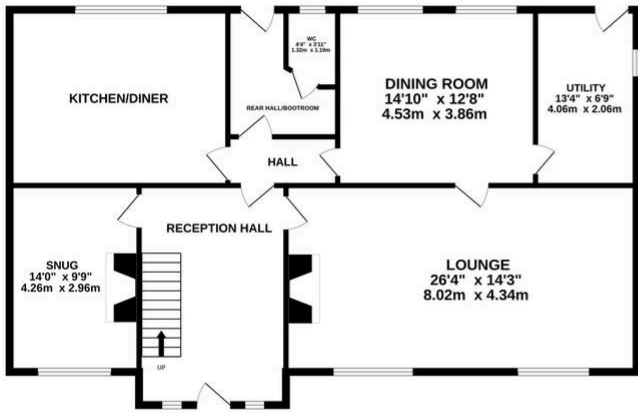
Tenure: Freehold

EPC Energy Efficiency Rating: E

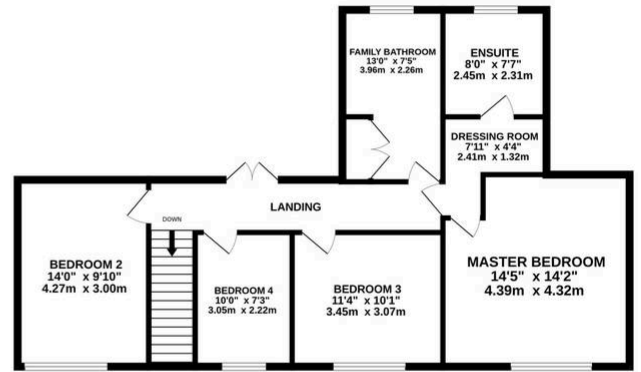
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



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