



Padgate, Twemlow Lane, Cranage, CW4 8EX

£650,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Padgate, Twemlow Lane

Cranage

A superb detached, two storey property, offering flexible and versatile living accommodation, set back off Twemlow Lane with ample parking and a large garden overlooking farmland.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Front garden with an impressive pond and water feature
- Workshop along with two timber workshops within the garden
- Two double bedrooms to the first floor both with en-suite bathrooms
- Rear garden with Cheshire farmland beyond
- Kitchen, utility room with access to the garden and a downstairs wc
- Centrally located within the most delightful gardens both front and rear
- Living room, lounge, dining room and conservatory
- Set back off Twemlow Lane with a driveway providing off road parking for a number of vehicles
- Two ground floor bedrooms and a bathroom with separate shower
- A fabulous detached dwelling set over two floors



Padgate, Twemlow Lane

Cranage

This particular property offers deceptively spacious accommodation throughout, along with the ability for an incoming buyer to enhance further by incorporating the workshop into the living accommodation.

The property comprises a number of ground floor rooms which are currently used as a living room/sitting room with an archway to the lounge, both overlooking the delightful front garden. Dining room with doors to the garden room, kitchen with access to the utility room and downstairs wc. The opposite side of the hallway leads to two bedrooms, one of which would make an ideal home office, and a ground floor bathroom with separate shower.

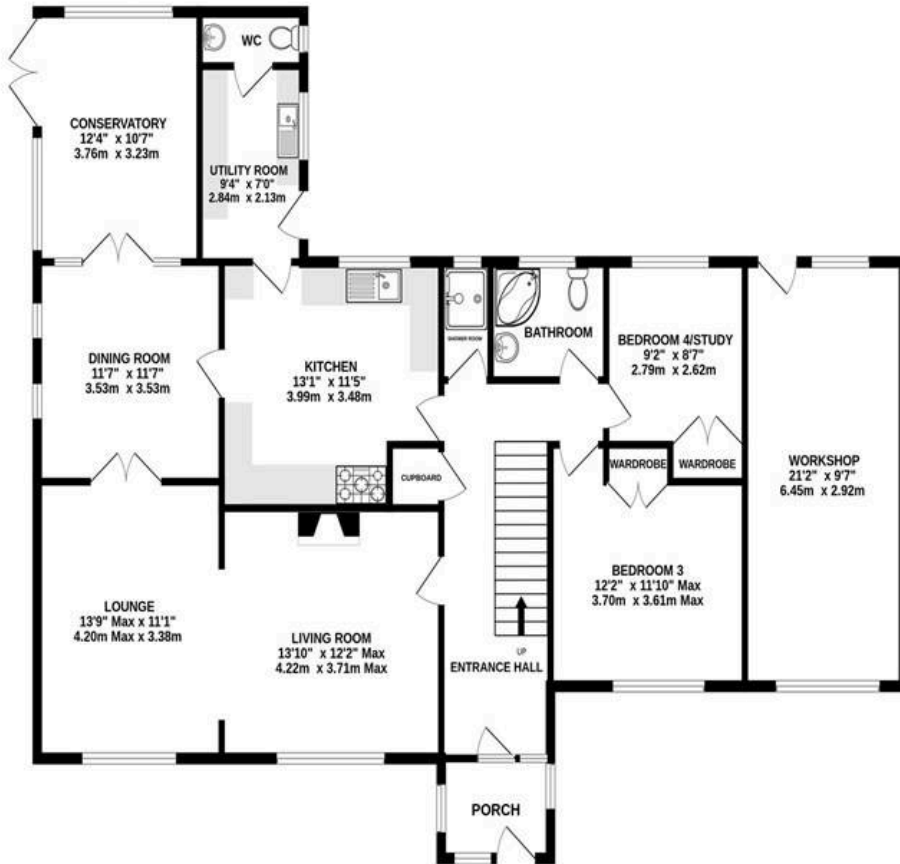
To the first floor there are two large double bedrooms both with en-suite bathrooms - one fitted with a large shower enclosure, the other with a bath.

The grounds of this property are equally impressive. The front garden is an absolute delight, set behind trellis fencing with a large hedgerow boundary to the front, a most impressive water feature spans most of the front, with a pond, pump and waterfall. The front garden has an abundance of mature shrubs and plants to offer an array of colour throughout the year. Double gates from the driveway (which offers off road parking for a number of vehicles) leads to the rear garden with a paved patio area, lawned garden, mature shrubs, timber workshops and access to the large workshop to the side of the house.

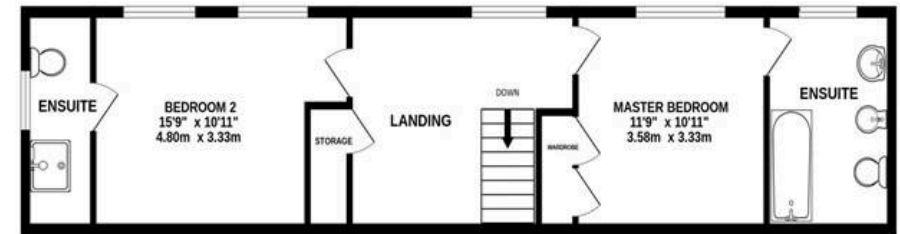
This freehold property is in a desirable location and offers flexibility over living accommodation.



GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 2077 sq.ft. (192.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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