



Woodside Cottage Byley Lane, Cranage, CW4 8EJ

£645,000

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THE AREA'S LEADING ESTATE AGENCY



Woodside Cottage Byley Lane

Cranage

This impressive four bedroom detached cottage is nestled within mature grounds on both the front and rear, offering a high level of privacy and a tranquil setting. Set back from Byley Lane, the property provides an ideal family home with spacious and versatile accommodation throughout.

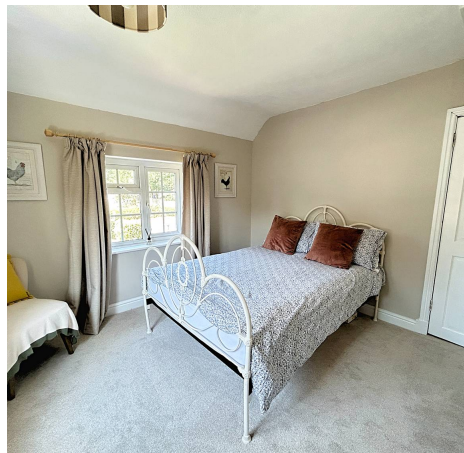
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Set within mature grounds both front and back offering a great degree of privacy
- A detached family home set back off Byley Lane
- Two reception rooms and a study with access to the garage which would also make an ideal boot room
- A breakfast kitchen with access to the rear garden and a downstairs WC
- Four large double bedrooms to the first floor
- Wetroom style shower room and a separate WC
- South facing private rear garden and solar panels for energy efficiency
- Driveway with off road parking for a number of vehicles, garage and EV charging point
- Fabulous views both front and rear

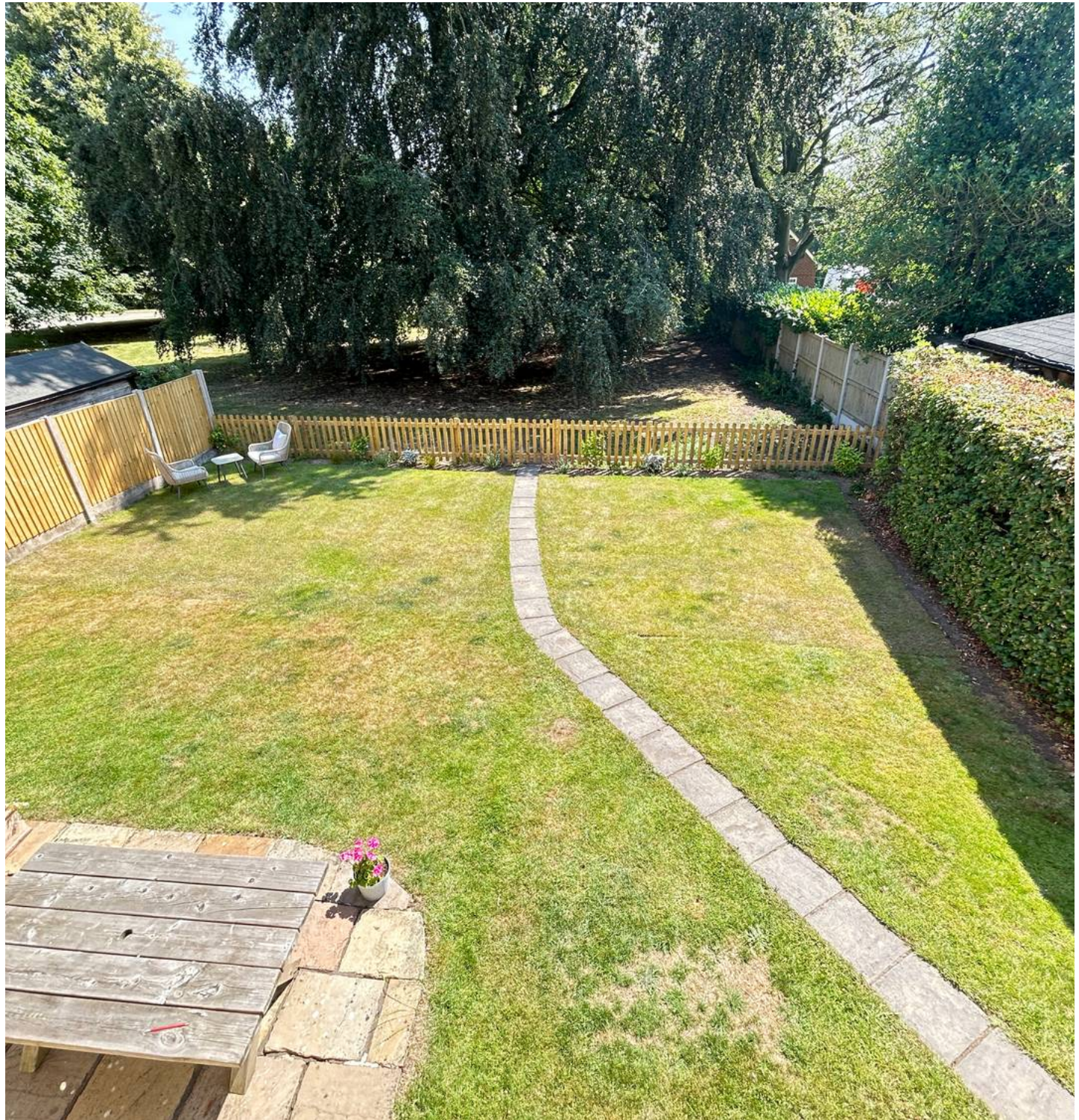


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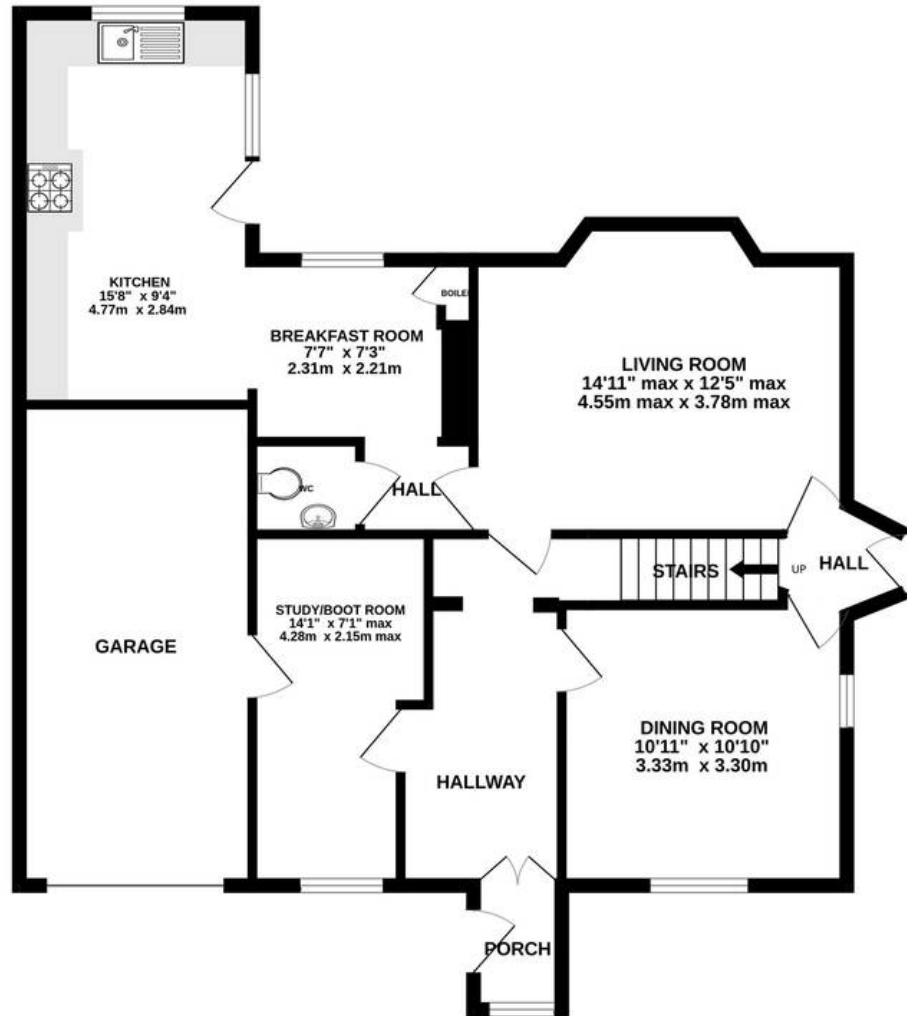
Cranage

The ground floor comprises two generous reception rooms, perfect for entertaining or relaxing, as well as a separate study that offers access to the garage (this space could also serve as a practical boot room). The breakfast kitchen is well-appointed, featuring direct access to the rear garden, and there is a convenient downstairs WC. Upstairs, the first floor boasts four large double bedrooms, ensuring ample space for family and guests. The wetroom style shower room and a separate WC provide modern and functional amenities. The property enjoys fabulous open views from both the front and the rear, creating a sense of space and connection with the surrounding landscape. Additional features include a south-facing private rear garden and solar panels to enhance energy efficiency.

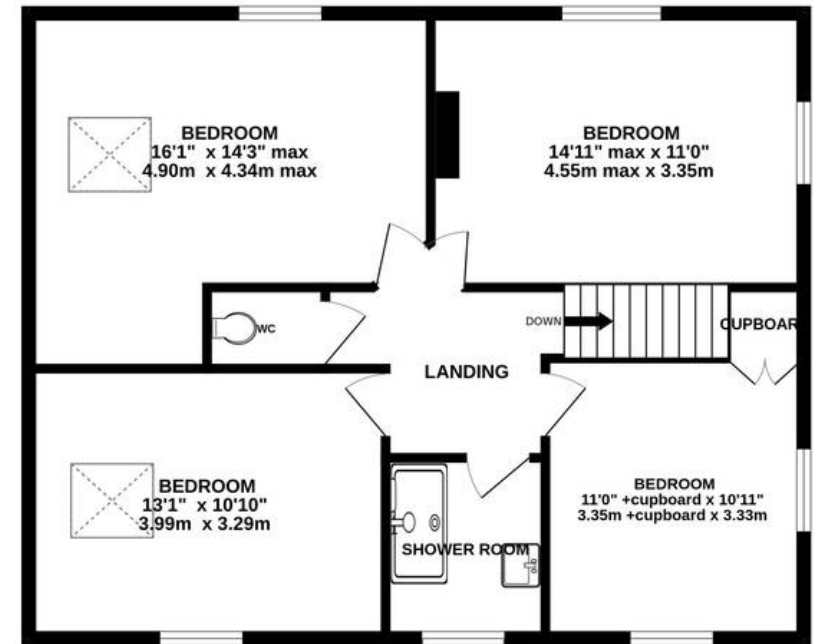
The outside space is a true highlight of this home, with mature gardens enveloping the property and providing a peaceful retreat from daily life. The south-facing rear garden is particularly private, with established planting and well-maintained lawns ideal for outdoor dining, family activities, or simply enjoying the sunshine. To the front, a spacious driveway offers off-road parking for several vehicles and leads to an attached garage, which benefits from an EV charging point for electric vehicles. The grounds are thoughtfully landscaped, with a variety of shrubs, trees, and flowering borders that add year-round interest and colour. Whether relaxing on the patio, tending to the garden, or taking in the far-reaching views, the outdoor areas perfectly complement the interior space and offer endless opportunities for enjoyment. This character property presents a rare opportunity to acquire a substantial family home in a sought-after location, surrounded by nature yet within easy reach of local amenities and transport links.



GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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