



VINCENT JAMES  
ESTATE AGENTS

# EARLS COTTAGE BIRCH LANE, STANTHORNE,

£575,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this fabulous DETACHED COUNTRY STYLE FARM HOUSE situated on a plot of approx. 12 acres located in Stanthorne. In need of modernisation the accommodation includes: Hallway, Dining Room, Lounge, Breakfast Kitchen and Utility Room to the ground floor and THREE BEDROOMS and bathroom to the first floor. Call us now to book your viewing!

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# EARLS COTTAGE BIRCH LANE, STANTHORNE, MIDDLEWICH, CW10 9JR

## Hallway

Accessed via front entrance door. Stairs to first floor. Door to Dining Room. Window to the side elevation.

## Dining Room

Windows to the front and side elevations. Two radiators. Door to Hallway.



## Utility Room

### Porch

10'2 x 7'2

Accessed via entrance door. Door to Kitchen.

### Landing

Doors to bedrooms and bathroom.

### Master Bedroom

15'2 x 13'2

Window to the front elevation. Radiator.



## Lounge

15'2 x 13'2

French doors to the front elevation. Open fire. Two Radiators.



### Bedroom Two

14'9 x 13'2

Windows to the front and side elevations. Radiator.

## Kitchen

20'1 x 9'8

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Inset high level oven. Inset hob. Tiled floor. Two windows. Doors to Utility Room & Porch.



### Bedroom Three

12'1 x 9'9

Window to the rear elevation. Radiator.



### Externally

We are told by the seller the cottage sits on a plot of approx. 1.5 aces. We are also advised that there are fields included within the sale that measure approx. 10.5 acres bringing the total plot size to approx. 12 acres. The buyer is responsible for making their own investigations into the exact plot size.

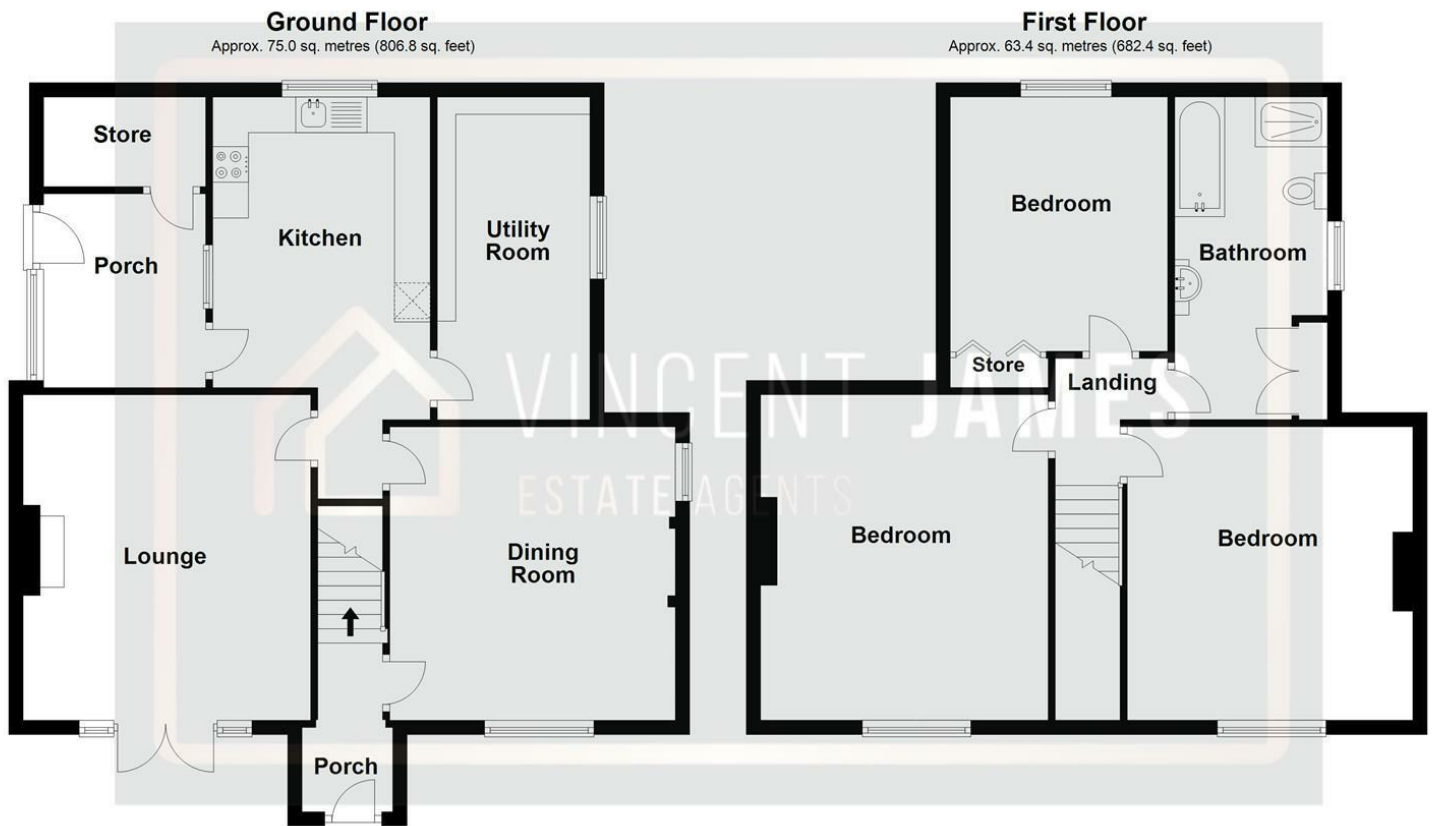


### Bathroom

14'9 x 7'1

Low level WC, wash hand basin, bath and shower.  
Window to the side elevation. Radiator.

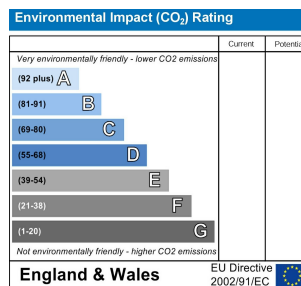
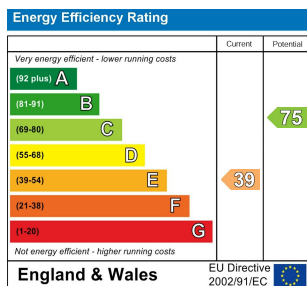




**Ground Floor**  
Approx. 75.0 sq. metres (806.8 sq. feet)

**First Floor**  
Approx. 63.4 sq. metres (682.4 sq. feet)

Total area: approx. 138.4 sq. metres (1489.2 sq. feet)



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