







# Holly Cottage Snelson Lane

Marthall

Charming four-bed detached cottage with annexe, open-plan kitchen, landscaped gardens, field views, and ample parking. Rural setting near Knutsford and Alderley Edge.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A wonderful detached country cottage with converted garage ideal for annex accommodation or home office
- A beautiful home with character and charm through accommodation ideal for modern living
- Stunning setting nestled between Chelford and Snelson, just minutes from Knutsford and Alderley Edge
- Total plot just shy of 1/4 acre with ample parking and landscaped gardens with open field views to the front and rear
- Four good bedrooms and two bathrooms in the main house with a further bedroom and bathroom in the garage
- Open plan kitchen and dining room with separate utility room and two spacious reception rooms
- Drainage to septic tank, which we understand is non compliant to the 2020 regs.





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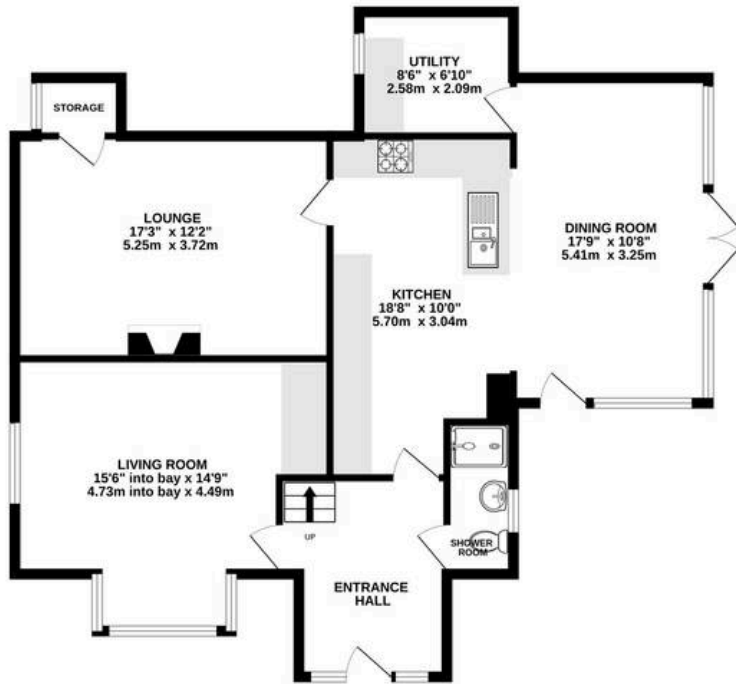


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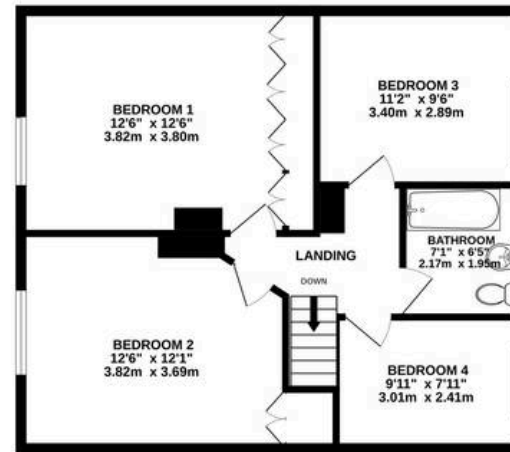


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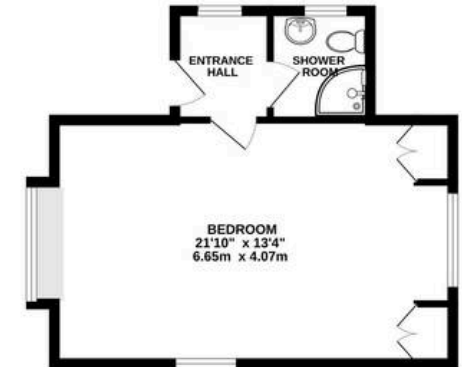
GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



ANNEX  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 2077 sq.ft. (193.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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