LATHAM ESTATES
SALES & LETTINGS

Station Road
Holmes Chapel

Monthly Rental Of £1,600

Available To View Now

Three Double Bedrooms

Air Source Heating & Solar Panels

Beautifully Renovated Detached Home

Stunning Open-Plan Dining Kitchen

Bi-Fold Doors To The Garden

18 London Road Holmes Chapel, CW4 7AJ
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Introduction

Charming former station cottage, beautifully transformed into a stunning detached family home. Originally one of the old station cottages, this exceptional home has been comprehensively renovated and extended to create a spacious, energy-efficient family property. Completed with meticulous attention to detail, it benefits from air source heating, solar panels and high-quality finishes throughout. Combining period character with contemporary living, this is a truly unique home. Welcome inside, where you're greeted by a fantastic entrance hallway setting the tone for the rest of the home. To the front is a useful study, perfect for anyone working from home, along with a convenient downstairs WC. The heart of the property is the superb open-plan dining kitchen, beautifully fitted with an abundance of smart light sage green units, quality integrated appliances, and a bespoke built-in banquette seating area, creating the perfect space for everyday family life and entertaining. Bi-fold doors open directly onto the courtyard garden, seamlessly connecting inside and out. The generous lounge is equally impressive, with exposed brick walls and bi-fold doors leading onto the substantial patio and lawned garden, flooding the room with natural light and making it an ideal space for relaxing or hosting guests. The first floor offers three genuine double bedrooms. The master suite is a real highlight, featuring bespoke sliding doors on striking industrial-style rails, opening to reveal a spacious walk-in wardrobe and separate luxurious contemporary en-suite shower room. The remaining two double bedrooms are served by a beautifully appointed three-piece family bathroom, finished in a modern style. Stairs then continue to the converted loft room, offering excellent additional space that's ideal as a home office, hobby room or simply valuable storage. Outside, the property enjoys a generous gravelled driveway providing ample off-road parking, together with a substantial lawned garden and large patio, perfectly positioned for outdoor dining and entertaining, with direct access from the lounge.
This remarkable home successfully blends the charm of its railway heritage with the comfort, efficiency and style of a modern family home, making it a truly special property.

ACCOMMODATION

Hallway
A fabulous first impression, the welcoming entrance hallway beautifully blends the character of this former station cottage with its stunning contemporary renovation. Finished with attractive chequered tiled flooring and an exposed feature brick wall, offering a wonderful compliment to the property's heritage, the hallway also provides access to the first floor via a staircase and glazed double doors opening into the lounge.

Lounge *12' 0" x 17' 3" (3.65m x 5.25m)*
A beautifully presented reception room featuring stripped solid wood flooring, an exposed feature brick wall and impressive bi-fold doors opening onto the paved patio and lawned garden, creating a bright and inviting living space.

Study *6' 11" x 5' 11" (2.11m x 1.80m)*
A useful and versatile room, ideal for those working from home or equally suitable as a snug or hobbies room.

Ground Floor WC
Fitted with a contemporary two-piece suite comprising a concealed cistern WC and vanity unit incorporating a wash hand basin with chrome mixer tapware and useful storage below.

Open Plan Dining Kitchen *17' 0" x 15' 4" Both Maximum (5.18m x 4.67m)*
The true heart of the home, beautifully fitted with an extensive range of light sage green wall, drawer and base units, complemented by matching bank units incorporating integrated Bosch appliances. A central island provides breakfast seating and houses the Bosch four-ring electric hob, whilst a bespoke built-in banquette seating area creates an ideal dining space. Attractive tiled flooring, stylish lighting and bi-fold doors opening onto the courtyard complete this exceptional room.

Utility / Plant Room *5' 7" x 5' 11" (1.70m x 1.80m)*
Providing space and plumbing for a washing machine and tumble dryer, whilst also housing the hot water cylinder together with the controls for the air source heating system and solar panels.

First Floor Landing
A spacious first floor landing providing access to all three double bedrooms and the family bathroom, with a turning staircase rising to the versatile loft room.

Master Bedroom *11' 4" x 11' 10" (3.45m x 3.60m)*
A superb double bedroom with Bespoke sliding doors reveal a generous walk-in wardrobe and a beautifully appointed en-suite shower room.

Walk in Wardrobe *5' 6" x 5' 8" (1.68m x 1.73m)*
A generous addition fitted with shelving and hanging rails, providing excellent storage.

Master En-Suite
Stylishly fitted with a contemporary three-piece suite comprising a corner shower enclosure with dual-head shower, vanity unit incorporating a circular wash hand basin with chrome mixer tapware, low-level WC and complementary tiling.

Bedroom Two *8' 6" x 13' 0" (2.59m x 3.96m)*
A generous double bedroom enjoying a dual aspect with windows to the front and side elevations, providing plenty of natural light.

Bedroom Three *8' 6" x 13' 0" (2.59m x 3.96m)*
A well-proportioned double bedroom with a window to the side elevation and ample space for bedroom furniture.

Family Bathroom
Beautifully appointed with a contemporary three-piece suite comprising a panelled bath with dual-head shower over, vanity unit with inset wash hand basin, low-level WC, complementary wall tiling, contrasting tiled flooring and vanity mirror.

Loft Room
A versatile loft room benefiting from power, heating and a skylight window, making it ideal for storage or as a home office.

Externally
A generous gravelled driveway provides ample private off-road parking. The gardens are mainly laid to lawn with attractive herbaceous borders and a substantial paved patio, perfect for outdoor entertaining.

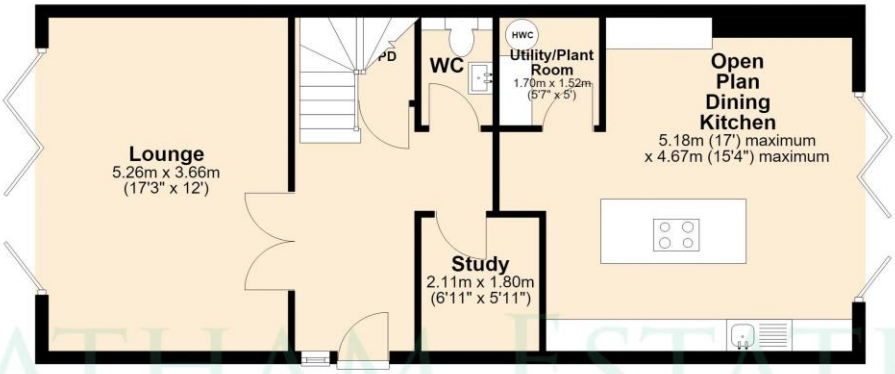
Location

Holmes Chapel is a sought-after village in the heart of Cheshire, known for its welcoming atmosphere and attractive centre. The village offers a comprehensive range of day-to-day amenities, with a mix of independent shops and well-known high street names. Surrounded by beautiful Cheshire countryside, Holmes Chapel is a haven for walkers, with the scenic Dane Valley right on the doorstep. Families are well-catered for with two highly regarded primary schools and a reputable secondary school within the village. A variety of pubs and restaurants, both in the village and nearby, provide plenty of options for dining and socialising. Holmes Chapel is also well-connected for commuters. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe, linking to the mainline network. Junction 18 of the M6 is just a short drive away, giving easy access to the North West motorway network.

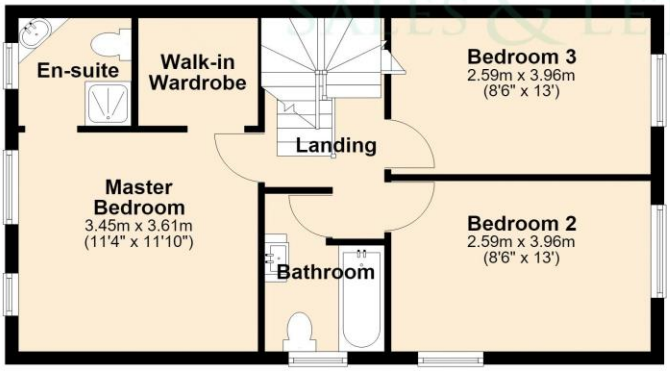
Directions

From our office 18 London Road, CW4 7AJ. Travel south on London Road. Take the left-hand turn at the main traffic lights onto Station Road. Continue along taking the left-hand turn for the Railway Station, then right past Face & Figure on your right. Continue along the property is the last one on the right-hand Sign. Easily identified by our Latham Estates To Let Board. Post code CW4 8AA Viewing Strictly by Appointment

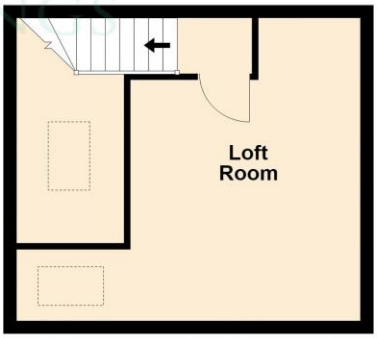
Ground Floor



First Floor



Second Floor



This plan in NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO TENANTS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the Landlord and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems or appliances have NOT been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.