

Elm Cottage, High Street, Hale Village, L24



For Sale - £425,000 Offers in Excess of

Key Features

- 3 Bedroom 2 Bathroom Cottage
- EPC Rating: B
- Grade II Listed 300-Year-Old Character Cottage, Fully Refurbished to a High Standard While Retaining Abundant Original Character Features Including Exposed Oak Beams Throughout
- Spacious Open-Plan Kitchen with Black Aluminium Crittall-Style Windows, Lantern Rooflight, French Doors Opening Onto the Garden, and Ample Space for Dining
- Separate Utility Room Accessed Via Sliding Doors from the Kitchen, with Cast Iron Radiators Throughout the Ground Floor
- Two Bright and Generously Proportioned Reception Rooms, Each Featuring a Wood-Burning Stove for Warmth and Character
- Stylish Ground Floor Bathroom Fitted with a Modern Suite and Overhead Shower
- Three Cosy First-Floor Bedrooms with Carpeting, Complemented by a Contemporary Shower Room
- Charming Private Garden Extending to a Further Large Rear Garden
- Versatile Garden Room/Annexe in Progress, Comprising a Living Area and Shower Room with Electricity
- Driveway Providing Convenient Off-Road Parking and Access
- Situated in the Peaceful Hale Village, Close to a Beautiful Park Offering Countryside Walks and Recreational Space

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 108 square metres / 1,159 square feet
- Council Tax Band: B
- Local Authority: Halton Borough Council
- Security: Burglar Alarm
- Parking: Driveway
- No. of Parking Spaces: 1
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Dishwasher

Description

Brought to market by Atlas Estate Agents, this enchanting Grade II listed cottage on High Street in Hale Village (L24) is a rare opportunity to own a beautifully restored piece of history. Dating back approximately 300 years, the property has been meticulously refurbished to an exceptional standard, thoughtfully preserving its wealth of original character, including exposed oak beams that speak to its heritage at every turn.

Arranged over two floors and offered with no onward chain, the cottage seamlessly blends period charm with modern living. At its heart lies a striking open-

plan kitchen, designed with both style and functionality in mind. Featuring a sophisticated combination of solid oak and stone worktops, the space perfectly balances warmth with contemporary elegance. Black aluminium Crittall-style windows and a dramatic lantern rooflight flood the room with natural light, while French doors open directly onto the garden, creating an effortless indoor-outdoor flow. There is ample space for dining and entertaining, making it a true social hub of the home. A separate utility room, cleverly accessed via sliding doors from the kitchen, provides practical convenience without compromising aesthetics.

The ground floor also offers two generous reception rooms, each full of warmth and character, both centred around traditional wood-burning stoves—perfect for cosy evenings and relaxed gatherings. A stylish family bathroom completes the downstairs accommodation, fitted with a contemporary suite and overhead shower.

Upstairs, three inviting bedrooms provide peaceful retreats, each finished with soft carpeting and an understated sense of comfort. A modern shower room serves the first floor, continuing the home's elegant, cohesive design.

Externally, the property truly excels. The exceptionally large rear garden is beautifully maintained, offering a private and tranquil outdoor sanctuary ideal for both relaxation and entertaining. Adding further versatility, a garden room/annexe is currently in progress, already comprising a living area and shower room with electricity—ideal for guests, home working, or multi-generational living.

To the front, a driveway provides convenient off-road parking and easy access. Set within the peaceful surroundings of Hale Village, the home is ideally positioned close to a picturesque park, offering scenic countryside walks and open recreational space just moments away.

This is a truly special home where history, character, and contemporary living come together in perfect harmony.

Additional Images



Garden



Cloakroom



Staircase



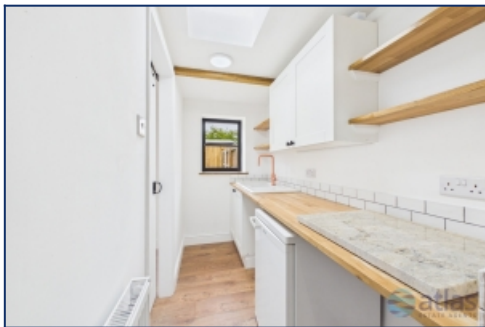
Open Plan Kitchen/Dining Area



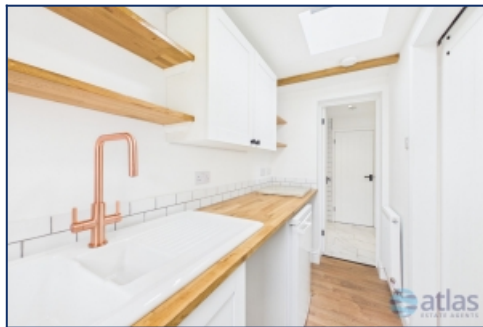
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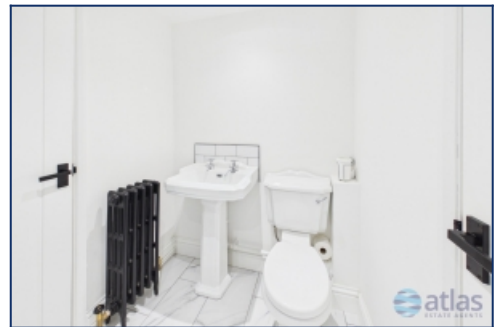
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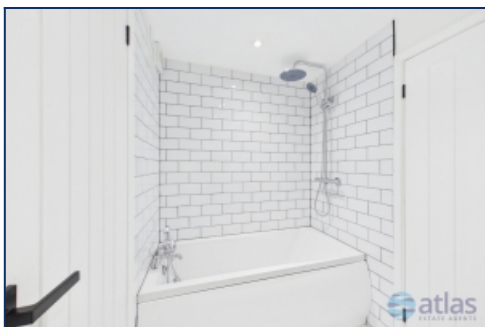
Utility Room



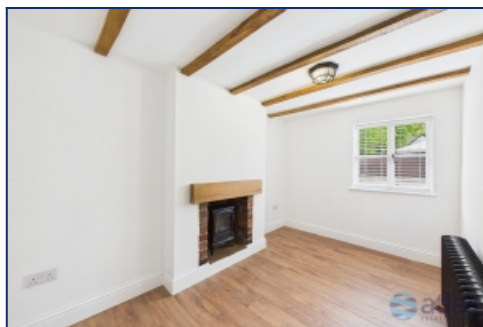
Utility Room



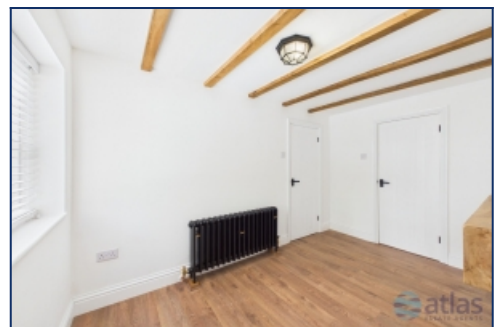
Downstairs Wc



Downstairs Wc



Reception Room 1



Reception Room 1



Reception Room 2



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



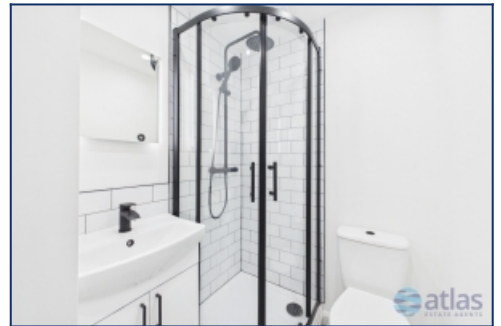
Bedroom 3



Bedroom 3



First Floor Shower Room



First Floor Shower Room



An England Lister Building Plaque



Front Door



Garden



Garden Room



Garden



Garden



Garden



Aerial View Of Plot



Front Elevation (night shot)



Rear Aerial View & Garden

Floor Plans



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