



'CHURCHSIDE COTTAGE' | NANTWICH ROAD | WRENBURY | CHESHIRE | CW5 8EW | OFFERS OVER £325,000



NO CHAIN

"Original part of the churchyard to St. Margaret's Church yard and close to the village green"

Presenting a wonderfully unique & remarkable opportunity to purchase a fine residence of sublime historic interest and a wealth of features and charm. The delightful timber framed Grade II Listed detached two bedroom, rural village extended cottage of immense character and individual appeal is truly magnificent. The dining garden room with contemporary glass roof connects to the more modern master bedroom section, which blends beautifully to the original former free school head Masters house, circa 1605.

St. Margaret's Church now provides a stunning architectural backdrop to this centrally located and highly unique property. The property has been very recently decorated throughout.

The accommodation briefly comprises; Living/Dining Room with vaulted ceiling & chimney breast with wood burning stove, spiral staircase to Bedroom Two, Shower Room, Fitted Kitchen, Dining/Garden Room, Master Bedroom One & Ensuite Bathroom.

Superbly nestled in good sized gardens with private and ample parking for numerous vehicles (potential space for camper van etc) there is also space within the lawned garden area for a detached leisure building or home office, subject to any required necessary consents.

Key features include exposed beams and timbers (purlins, rafters and trusses), 'Clearview' wood burning stove, and spiral staircase. For discerning buyers, who are yearning for a slice of country life and the most unique and individual country residence to live in, this is the perfect opportunity.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time proceed into the village passing the pretty village primary school & village shop. Just beyond the village green turn right by the grassed triangle and proceed along the small road where the property will be observed on the left hand side.

WRENBURY VILLAGE

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities which are just a short stroll away including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.





NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

HISTORY RELATING TO CHURCHSIDE COTTAGE:-

Source: 'The lost buildings of Nantwich' by Andrew, Lumberton and Robin Gray. The free school, Saint Margarets Church yard; The free school was built in the churchyard in 1605, and founded by Ralph Buckley. It provided three places for eight pupils forever. The school master was required to teach a minimum of eight, but if they exceeded 50 then he had to pay 40 shillings from his annual salary of £10 to employ an usher to teach. By 1860, this school had combined with the grammar school newly built in 1843, and this amalgamation continued until the present Wrenbury school was built in 1876.

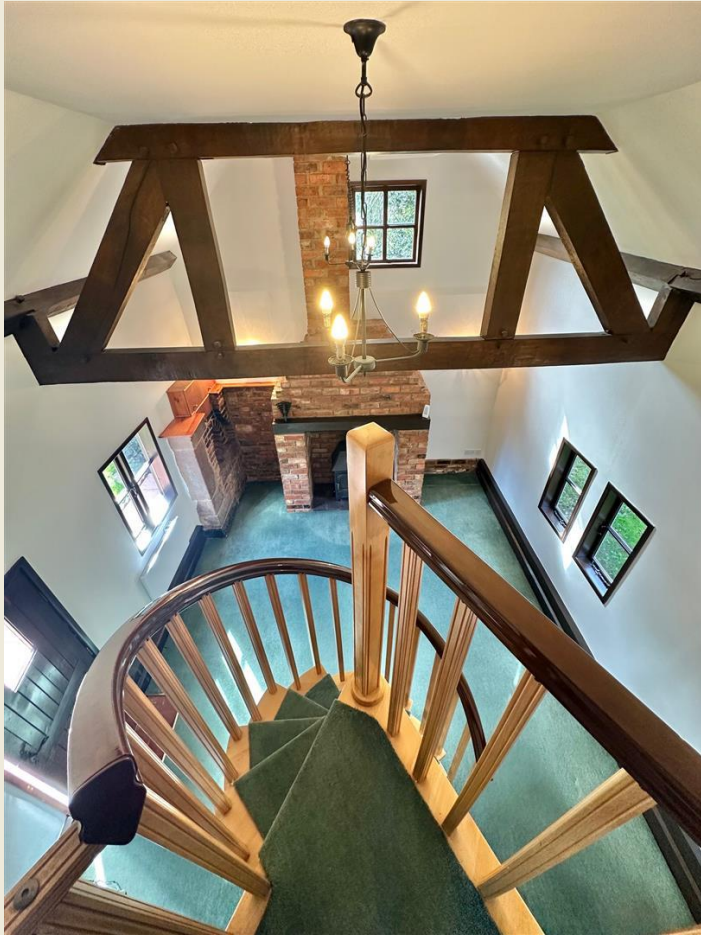




THE ACCOMMODATION:-

LIVING / DINING ROOM 15'11" x 13'8"

A charming and delightfully airy room having been freshly redecorated. Highly attractive, exposed brick recessed fireplace and chimney breast, high vaulted, open ceiling with feature, gable end window, front, and rear sealed unit double glazed windows, 'clear view' multi fuel stove, exposed brickwork, and dressed sandstone wall features. Incorporating the original bread oven arched recess. Electricity meter cupboard, electric storage heater, exposed wall, timbers, roof, truss, purlins and soul plate, spiral staircase to the first floor bedroom. Telephone point, to ceiling, light, points, three wall, light, points, dimmer, light, switched. Interesting exposed, glazed wall section, showing the original wattle and daub with picture light over.







SHOWER ROOM 8'2 x 4'11

Screen door enclosed corner, shower cubicle with Triton, electric shower, close, coupled WC, pedestal, wash, hand basin, part, tiled walls, electric storage heater, wall, light point, exposed wall, timbers, extractor fan.

BEDROOM TWO 13'2 x 8'1

Accessed via the spiral staircase, rising from the living room. Vaulted ceiling with exposed purling beams, double glazed window, under eaves storage with hanging provision, exposed trust section, TV point.





KITCHEN 8'4 x 8'2

Comprehensively well equipped with modern cream-coloured units to 3 elevations, incorporating a 1.5 bowl, white glazed single drainer sink unit with chrome mixer tap. Highly attractive, solid wood, worktop surfaces, various base cupboards, and drawers, wine rack, wall mounted, storage units, beamed ceiling, window to rear, space for under counter appliances, including plumbing for dishwasher, (freestanding dishwasher included in the sale).

Fitted appliances include: – Indesit double electric oven and grill, electric storage heater, extractor fan, part tiled walls, beautiful, oak flooring.

DINING / GARDEN ROOM 10'1 x 9'6

A glorious naturally light space suitable for a variety of uses. Double glazed roof, Front and rear UPVC double glazed external doors, highly attractive, oak floor, exposed brickwork, and beams, dimmer, light, switch, double opening glazed doors to master bedroom one.

The rear UPVC double glazed external door opens to a charming, small walled courtyard with a pleasant tiled floor.





MASTER BEDROOM ONE 16'6 x 7'8

Electric panel heater, dimmer light switch, two sealed unit double glazed windows, door leading to the ensuite bathroom.



ENSUITE BATHROOM 7'7 x 7'7

Comprising: corner panel bath, with curved screen and mirror electric over shower, bath, close, coupled WC, white glazed Belfast style sink, airing cupboard with lagged, hot water cylinder, chrome heated electric towel rail, part tiled walls, access to loft, extractor fan, double glazed windows, ceramic tile floor.





EXTERIOR

(See plan edged red). Approached over a small residents driveway. Spacious Tarmacadam forecourt and driveway providing extensive private parking. Two lawned areas with pretty edging and central paved and edged pathway leading to the front entrance. Excellent size paved patio entertaining & seating area, Sycamore tree, timber summer house, timber garden shed/utility (with plumbing for washing machine) timber garden shed/workshop, external lights. Charming walled courtyard accessed from the dining / garden room. The front of the property enables buyers to have the opportunity to erect a garden building / home office if required and subject to any necessary consents.

EPC RATING: EXEMPT (GRADE II LISTED)

COUNCIL TAX BAND: B

SERVICES

All mains water, electricity & drainage services are either connected or available locally, subject to statutory undertakers costs and conditions. Economy 7 storage heaters.

NOTE: no tests have been made of electrical, water, drainage and heating systems, and associated appliances, nor confirmation obtained from the Statutory bodies of the presence of the services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail:

nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.





SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

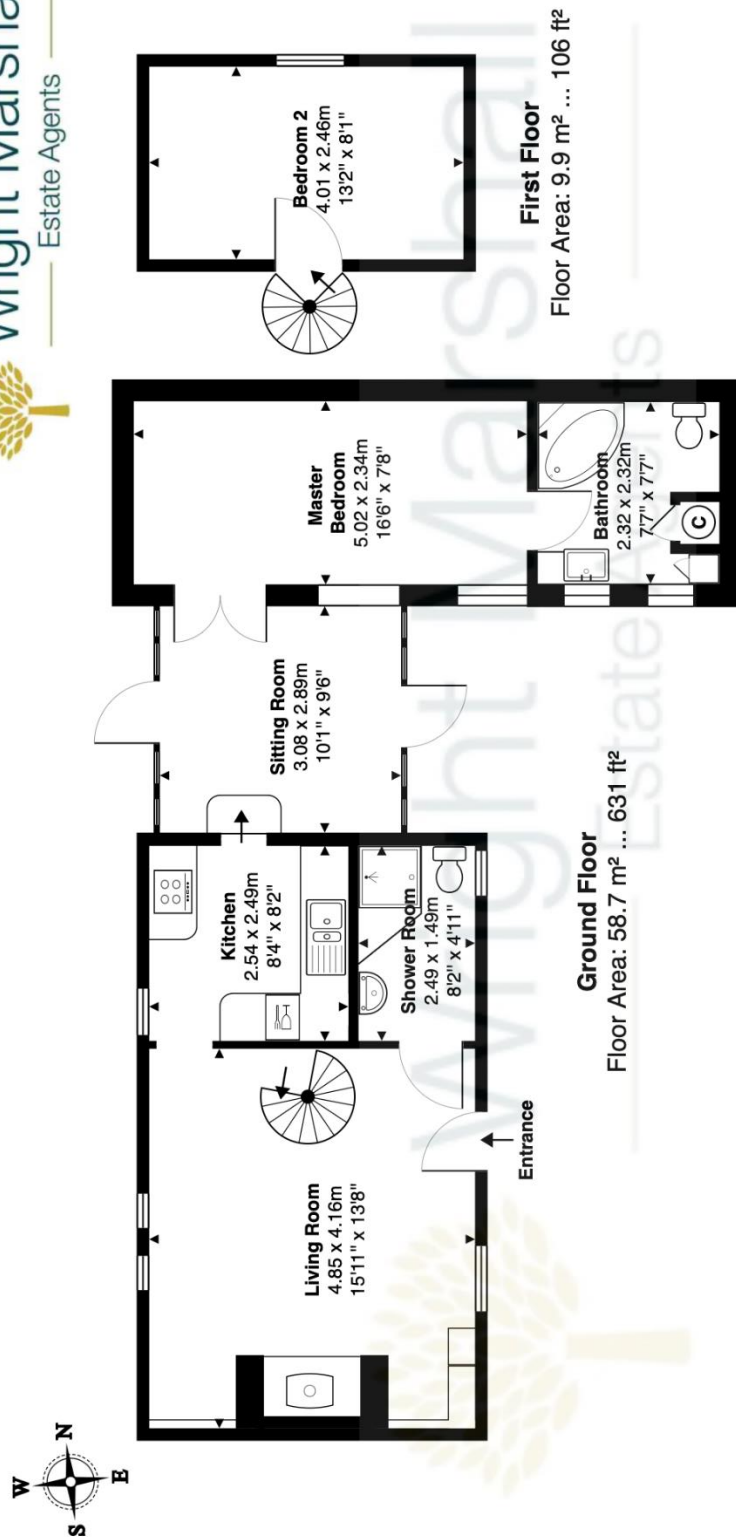
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





CHURCHSIDE COTTAGE, NANTWICH ROAD, WRENBURY, NANTWICH, CHESHIRE, CW5 8EW

Approximate Gross Internal Area: 68.5 m² ... 738 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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