



“Ivy Cottage”, London Road Walgherton CW5 7LB

CHESHIRE  
LAMONT



A most delightful charming spacious four bedroom semi-detached Period cottage prominently situated in rural surroundings affording well arrayed and appointed accommodation of considerable appeal and character with a in grounds to 0.23 of an acre with large paved courtyard and two storey detached garaging house incorporating a very versatile first floor room from an elevated first floor decked terrace. Enclosed tiered lawned gardens benefiting from delightful surrounding aspects and country views nearby to Wybunbury.

- A simply charming spacious four bedroom Period semi-detached cottage
- Of immense character, charm and appeal
- Standing within delightful surroundings in a prominent position
- In gardens and grounds to 0.23 of an acre with lovely aspects and country views
- Well arrayed and appointed reception and bedroom accommodation of appeal
- Three reception rooms, kitchen, utility room, shower/cloakroom
- Four first floor bedrooms, en suite, family bathroom
- Gated courtyard, detached two storey double garage with versatile first floor suite
- Incorporating a wide range of attractive features and original Period details
- Situated nearby to Wybunbury and Nantwich

#### Agents Remarks

Ivy Cottage incorporates features which suggest parts of it's original date of construction were within the late 1600's. The cottage has been extended over previous years and more recently has been comprehensively and sympathetically enhanced and improved to a considerable degree. The cottage stands in wonderful surroundings and is prominently situated within a very convenient location nearby to Wybunbury and Nantwich.



## Property Details

A block paved path leads to a recessed porch and a step with a sectional glazed panelled door leads to:

### Reception Hall

A delightful entrance to the property with a spindled staircase ascending to first floor galleried landing with high overhead Velux chimney light over, tiled flooring throughout, understairs cupboard, dado rail, radiator and a hardwood panel door leads to:

### Sitting Room 16' 8" x 10' 5" (5.08m x 3.17m)

With uPVC double glazed windows to front and side elevations, two radiators, three wall light points, fireplace within chimney breast and raised quarry tiled hearth.

From the Reception hall a hardwood panel door leads to:

### Principal Lounge 14' 8" x 13' 10" (4.46m x 4.21m)

A glorious principal reception room with an abundance of ceiling and wall beams, high quality Oak flooring, exposed Cheshire brick chimney breast with recessed stone hearth incorporating a wood burning cast iron stove and Period Oak mantel over, radiator, wall light points, television aerial point and a hardwood panel door leads to dining room.

From the Reception Hall a sectional glazed Oak door leads to:

### Open Plan Family Dining Kitchen 14' 10" max x 13' 5" max (4.51m x 4.09m)

Comprehensively equipped with a superb range of handmade Oak fronted base and wall mounted units comprising cupboards and drawers, larder cupboard incorporating shelving, integrated wine racks, integrated display shelving, working surfaces incorporating enamel one and a half bowl sink unit with mixer tap, four ring hob, built in double electric oven, recessed ceiling lighting, tiled flooring, double radiator, uPVC double glazed double doors to courtyard, door to utility room, uPVC double glazed window to rear elevation, integrated dishwasher, integrated fridge, integrated freezer, part tiled walls, wall mounted central heating thermostat and sectional glazed hardwood double doors lead to:

### Dining Room 16' 1" max x 10' 1" max (4.89m x 3.08m)

With quarry tiled flooring, exposed ceiling and wall beams, solar tube light, radiator, exposed Cheshire brick wall with recessed stove position incorporating mantel and flue over, niche to side, uPVC double glazed window to rear courtyard, hardwood door to principal lounge and a sectional glazed hardwood door leads to laundry room.

From the Kitchen a sectional glazed hardwood door leads to:



#### Laundry Room

With base units incorporating cupboards, single drainer one and a half bowl sink unit with mixer tap, plumbing for automatic washing machine, uPVC double glazed window to rear elevation, part tiled walling, quarry tiled flooring and a hardwood panel door leads to:

#### Shower Room

With corner fitted shower cubicle incorporating electric shower and tiled enclosure, pedestal wash hand basin, WC, uPVC double glazed window to rear elevation and towel radiator.

#### First Floor Landing

With radiator, Velux roof light, hardwood panel door to airing cupboard incorporating pressurised cylinder system and a hardwood panel door leads to:

#### Master Bedroom 14' 8" x 13' 10" (4.46m x 4.21m)

A glorious partially vaulted room with an eaves window incorporating uPVC double glazed window to front elevation, double radiator, exposed ceiling purlins, wall beams, cast iron fireplace with raised tiled hearth, exposed pine plank flooring and a connecting hardwood panel door leads to bedroom four.

From the landing a hardwood panel door leads to:

#### Bedroom Two 16' 8" x 10' 5" (5.08m x 3.17m)

A delightful room with two eaves windows to front elevation incorporating uPVC double glazed windows, two radiators, double glazed window to side elevation and recessed ceiling lighting.

#### Bedroom Three 13' 5" x 10' 0" (4.09m x 3.05m)

With a hardwood panel door to a rear bedroom, attractive arch topped uPVC double glazed window to rear elevation providing lovely views over open fields and woodland, uPVC double glazed window to courtyard elevation, radiator, recessed ceiling lighting, access to loft and a hardwood panel door leads to:

#### En Suite Shower Room

With walk in shower cubicle incorporating shower and tiled enclosure, WC, pedestal wash hand basin, uPVC double glazed window to side elevation, towel radiator and pine clad ceiling incorporating recessed ceiling lighting.

#### Bedroom Four 11' 4" x 10' 1" (3.46m x 3.08m)

With an interconnecting door to master bedroom providing an ideal nursery room or opportunity for partial conversion to en suite bathroom if required, uPVC double glazed arched topped window to rear elevation providing beautiful aspects, access to loft, radiator and built in cupboard.



### Bathroom

A superbly appointed bathroom with panelled bath, WC, pedestal wash hand basin, Oak plank effect flooring, half height panelled walls, uPVC double glazed window to rear elevation, radiator and recessed ceiling lighting.

### Externally

The property is set back behind neat groomed hedging and brick walling with a cobbled entrance leading via a curved brick and ball topped pillared gateway incorporating a six bar gate allowing access over an extensive South facing Herringbone block paved driveway with pillared walls. Attractive brick walling stands to the side of the cottage with pillared stone ball cupped gateways and steps descend to an attractive hard landscaped area with a mature Wisteria, Herringbone block paving and the path continues to the front of the cottage where there is a lawned front garden area. The path continues to the rear to a walled courtyard area with brick and stone walling and hedging to the rear. From the courtyard the property benefits from a superb two storey garage with excellent space over and steps ascend to a first floor decked balcony terrace with railing and uPVC double glazed doors which lead to:

### Large Double Garage 20' 1" x 19' 11" (6.12m x 6.08m)

With twin roller up and over doors, light, power, uPVC double glazed windows to rear elevations and a superb range of fitted storage units with working surfaces.

### Superb Versatile Living/Home Office Suite 20' 1" x 19' 11" (6.12m x 6.08m)

Providing superb space for a wide variety of usages with further potential for conversion to additional accommodation if required subject to the necessary planning permission. With uPVC double glazed porthole window to front elevation, four Velux windows to side elevations, pine skirting and is comprehensively fitted with sockets.

From the Decked Terrace steps descend to:

### Rear Gardens

Secluded and screened behind high neat hedging and benefiting from a large three tiered lawned garden, sleeper retained flowerbeds, mature Acer tree and a timber garden shed. From the garden area steps descend to ground level and Herringbone paved pathways lead to all side of the garaging block. To the side of the garaging double gates allow access to a covered extensive carport area and a side personal door leads to:

### Services

Oil fired central heating with external wall hung boiler, mains drainage, water and electricity (not tested by Cheshire Lamont). Super fast broadband.

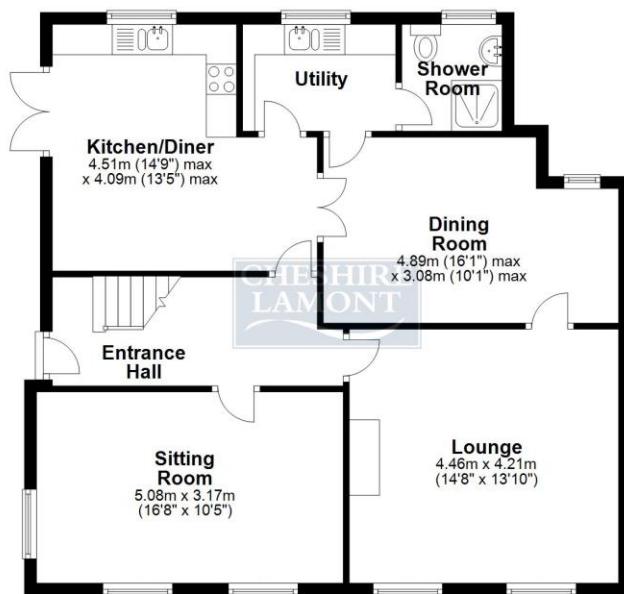
**Tenure – Freehold.**





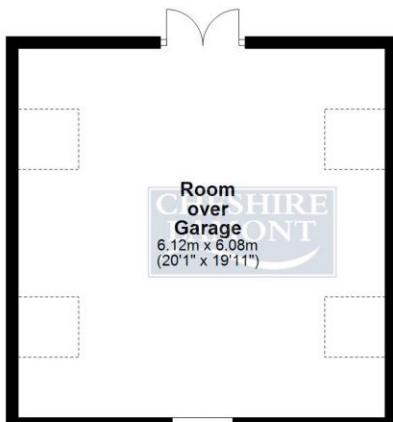
### Ground Floor

Approx. 82.9 sq. metres (892.4 sq. feet)



### Room over Garage

Approx. 37.2 sq. metres (400.0 sq. feet)



Floorplan is for illustrative purposes only.  
Plan produced using PlanUp.

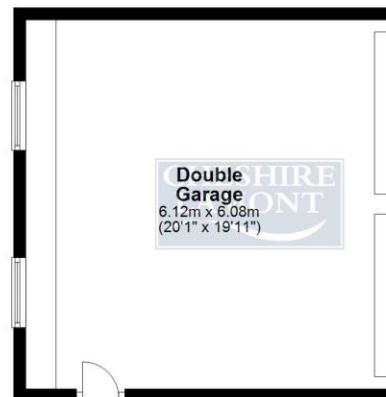
### First Floor

Approx. 76.3 sq. metres (820.8 sq. feet)



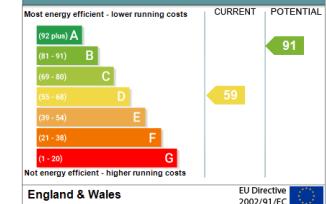
### Double Garage

Approx. 37.2 sq. metres (400.0 sq. feet)



Address: IVY COTTAGE, LONDON ROAD, WALGHERTON, CW5 7LB  
RRN: 0190-3006-1206-2489-7204

#### Energy Rating





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