



**“Reaseheath House”, Cinder Lane, Reaseheath, Nr Nantwich CW5 6AJ**

**CHESHIRE  
LAMONT**

BY INFORMAL TENDER GUIDE PRICE

LOT 1 £450,000 to £550,000 plus.

OFFERS BY NOON ON FRIDAY 11TH NOVEMBER 2022.

A quite superb and very rare opportunity to restore and enhance a detached country cottage in a delightful rural situation nearby to Nantwich affording significant further potential within large established gardens in an attractive location. Porch, large reception hall, lounge, dining room, kitchen, utility room and cloakroom. Large first floor landing, two double bedrooms, bathroom and separate WC. Sweeping driveway and private gardens.

BY INFORMAL TENDER GUIDE PRICE

LOT 2 £25,000 to £40,000 plus.

An adjoining orchard/garden plot extending to 0.39 of an acre with attractive outlook and established boundaries.

- BY INFORMAL TENDER GUIDE PRICE - LOT 1 - HOUSE AND GARDENS - £450,000 - £550,000 plus
- BY INFORMAL TENDER GUIDE PRICE LOT 2 - LARGE ADJOINING GARDEN PLOT - £25,000 - £40,000 plus
- Offers by noon on Friday 11th November 2022
- An exceptional opportunity to acquire a detached, secluded home in need of renovation
- In a highly sought-after location within close proximity to Nantwich
- LOT 2 - generous plot extending to 0.39 of an acre
- With significant potential for extension (subject to planning consent)
- Private driveway approach and mature garden
- Offering character features and the opportunity to modernise
- A highly desirable opportunity, viewing recommended
- No chain

#### Agents Remarks

Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure



facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub.

#### Informal Tender

The property is offered to the market and sealed bids are invited by no later than noon on Friday 11th November 2022.

The vendors reserved the right to not accept any or the highest offer. All offers will be regarded as best and final offers and consideration will be made for the purchasers ability to proceed in accordance with the vendors wishes.

It should be noted that the successful application tender of Lot 1 will be offered a first option over Lot 2.

Please note a restrictive covenant exists in a portion of Lot 2 (apply for further details).

#### Property Details

A driveway sweeps to the side of the property and continues to a gravel path and to front gardens where Reaseheath House enjoys lovely aspects over mature woodlands and fields.

#### Recessed Porch

With quarry tiled flooring and a panelled door with sectional glazed side panels leads to:

#### Reception Hall 18' 3" x 12' 2" max (5.57m x 3.72m max)

With a central beam, further ceiling beams, fitted cupboard with panelling, staircase ascending to first floor with quarter landing, secondary glazed Oriel window to rear elevation, arch topped panel door to rear gardens, radiator and a panel door leads to:

#### Cloakroom

With WC, radiator, ash basin with cupboards beneath and uPVC double glazed window to side elevation.

From the reception Hall a panel door leads to:

#### Lounge/Living Room 13' 2" x 15' 11" (4.02m x 4.86m)

With double glazed window to front elevation overlooking front gardens, uPVC double glazed deep box bay window to rear elevation incorporating double radiator with Oak window sills and overlooking rear courtyard and garden, high ceiling incorporating exposed beams, central exposed brick fireplace with recessed fireplace and raised hearth and a panel door leads to:

#### Kitchen 19' 1" x 6' 7" (5.82m x 2.00m)

With door to outside, window to rear and side elevations and a door leads to:



## Laundry/Utility Room

With oil fired central heating boiler, plumbing for washing machine and window to front elevation.

From the Reception Hall a panel door leads to:

### Dining/Sitting Room 13' 2" x 11' 9" (4.02m x 3.58m)

With double glazed box bay window to rear elevation, ceiling beams, double radiator, window to front elevation and a door to outside.

An Oak tread staircase ascends to:

### Large First Floor Landing

With access to loft, window to rear elevation, radiator, panel door to linen cupboard and access leads to:

### Small landing

With a panel door to:

### Bathroom 11' 0" x 7' 10" (3.35m x 2.38m)

With panelled bath incorporating electric shower over, pedestal wash hand basin, double glazed window to front elevation and radiator.

### Separate WC

With low level WC, radiator and window to side elevation.

### Bedroom One 13' 2" x 15' 11" max (4.02m x 4.86m max)

With partially pitched ceiling, radiator, large window to front elevation affording pleasant aspects and window to rear elevation.

### Bedroom Two 13' 2" x 11' 10" (4.02m x 3.61m)

With window to front and rear elevations and radiator.

### Externally

Reaseheath House is situated on the highly desirable Cinder Lane, within close proximity to the historic market town of Nantwich. A five-bar gate allows access over a gravel driveway providing excellent parking facilities with mature trees and hedges creating a private and secluded plot. The front and rear gardens are laid to lawn with a large rhododendron flanking the drive. A detached single garage is situated at the end of the drive but is in need of some repair. Situated within the rhododendron is a brick outbuilding offering ample storage across two store rooms.

**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

