



“Whitebriar Cottage”, London Road, Walgherton CW5 7LB

CHESHIRE
LAMONT



Opportunity to own a delightful country residence standing in a substantial plot with good communications to local towns and facilities. Has close historical connections to Lord 'Jock' Delves Broughton and the Doddington Park Estate. The property exudes character and appeal in abundance bathed as it is in natural light throughout. Whilst the well-proportioned and versatile accommodation has been improved overtime this has been carried out sympathetically to retain its period character. Approaching along the extensive red gravelled drive you might be forgiven for thinking the cottage is detached with it being linked only via the rear aspect. Bow windows at the front aspect look out onto a mixture of colourful, mature shrubs either side of the wide drive. Whereupon a large first-floor Terrace above offers outstanding views across to Wybunbury's unique church tower. White bark Birch trees provide a lovely back drop at the cottage boundaries. With a split-level lounge and spacious kitchen the cottage exudes interest and charm that most others will envy. With three to four sizeable bedrooms the accommodation is versatile and comfortable providing an opportunity to enjoy Cheshire at its rural best. Viewing recommended.

- A highly attractive, light and airy period cottage with three/four good sized bedrooms
- Not listed
- Hard standing for at least six cars| Sitting on half an acre plot
- Semi-rural setting, ten minutes from Nantwich
- Well stocked, private gardens, not overlooked
- First floor spacious terrace with panoramic views across fields and to Wybunbury village
- Split level lounge with multi fuel/log burner
- Oil fired central heating and hot water with all other mains utilities



- Additional agricultural land available under separate negotiation – approx. 1.5 acres
- Viewing highly recommended

Agents Remarks

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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in Nantwich.

Property Details

A sweeping driveway proceeds through bordered gardens established with an abundance of plants and trees and the driveway continues via a pathway leading to a sectional glazed panel door which allows access to:

Reception/Dining Room 15' 5" max x 14' 2" max (4.7m max x 4.32m max)

Pass through the glazed panelled front door into the light and airy reception and sitting area, also currently used for dining. Genuine pine floor, recessed lighting above, double radiator, double glazed bow window to outside elevation and double-glazed uPVC French doors to a charming patio area. Back indoors is an internal feature archway to your right, descend to the adjoining split-level lounge. **Lounge 13' 11" x 13' 6" max (4.25m x 4.12m max)**

The lounge is carpeted throughout with fitted wood furniture surrounding, exposed white ceiling beams, double glazed bow window to front elevation, fibre internet connection/landline point, TV aerial, chimney with attractive rustic stone hearth, Yeoman multi fuel log burner with mantle piece over, picture light, wall lights, double glazed window to North elevation, double radiator.

From the Reception/Dining area via pine, glazed double doors and a semi-circular step descends:

Split Level Kitchen/Breakfast Room 15' 1" x 15' 5" (4.59m x 4.70m)

Delightfully appointed with a range of contemporary base and wall mounted units with single tall cabinet, peninsular breakfast counter, good sized, much loved, original brick pantry, exposed white ceiling beams, ceramic tile effect flooring, built-in Neff electric oven and Bosch electric hob, single drainer sink with mixer tap and window ledge over with large double glazed window through to Utility area, providing significant ambient light, mix of recessed ceiling lighting and wall lights, further large translucent double-glazed window to external rear elevation, double radiator,



single glazed panelled wood door to Inner Hall and a second glass panelled wood door leads to:

Utility Room

Matching ceramic tile effect flooring, Grant oil fired condensing boiler (connecting to a portable thermostat), plumbing for automatic washing machine, double glazed ceiling with blinds and wood door leads to:

Downstairs Cloakroom

Ceramic tiles on floor, corner fitted wash basin, corner fitted WC, double radiator, double glazed ceiling with blinds and back door to outside patio area.

From the Kitchen Breakfast Room a further glass panelled wood door leads to the:

Ground Floor Room - Office/Bedroom Four/Dining Room 13' 5" x 10' 9" (4.08m x 3.28m)

A versatile ground floor room with useful options for consideration. Carpeted, space for king bed size, double glazed windows to North elevation, exposed white ceiling beams, ceiling light centre, double radiator, fireplace with stone hearth and chimney and pine door to good size understairs storage cupboard.

Inner Hall

Glazed wood panelled door and full length wall mirror in alcove with recessed lighting above leads to carpeted stairs ascending to:

First Floor Landing

Turn to the right and then left into:

Bedroom One 11' 11" x 13' 11" (3.64m x 4.23m)

Carpeted, space for king bed size bed, dual aspect with double glazed window to North elevation and uPVC double glazed window with opening light to front elevation enjoying fine views over garden and driveway, double fitted wardrobe with louvre doors and double radiator and wall light. Along the short landing to:

Bedroom Two 14' 11" max x 14' 4" max (4.54m x 4.36m)

Carpeted, space for king size bed, double glazed eaves window to North elevation, fitted triple wardrobe with louvre doors, large fitted storage cupboard with matching louvre doors, recessed ceiling lights and double radiator. Cross the landing and stairs to:

Second Landing

Double radiator, airing cupboard opposite containing a modern pressurised hot water system and cylinder without the need for loft based gravity tanks and the landing leads to:

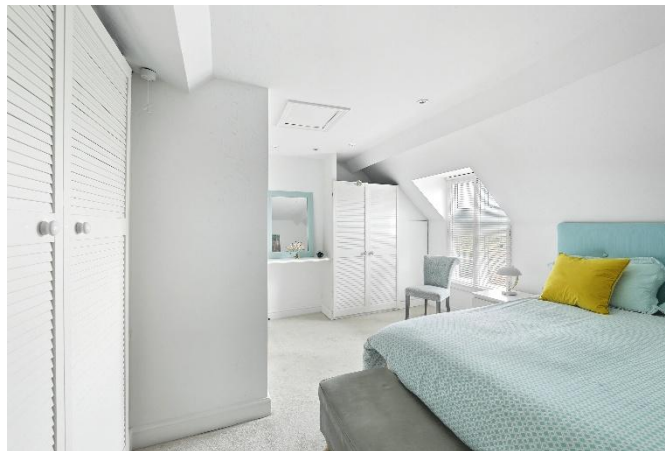
Bedroom Three 9' 7" max x 15' 1" max (2.92m x 4.6m)

Carpeted, L shaped, space for double bed, double radiator, uPVC double glazed window to South elevation and views over rear garden area, access to boarded loft.

Second Landing leads to:

Roof Terrace

The roof terrace is a particularly delightful feature, enclosed within white painted railings enjoying expansive views over the



private grounds, surrounding countryside and across to the Wybunbury Church Tower in the distance. Benefiting from all day and evening sunshine, the terrace has much potential if al fresco dining is a consideration.

Second Landing leads to:

Bathroom

Vanity wash basin incorporating drawers beneath, WC, panelled bath with electric shower over, fully tiled walls, recessed ceiling lighting, extractor fan, uPVC double glazed window with opening light to South elevation and double radiator.

Externally

Single Garage - Attached 9' 7" x 19' 5" (2.93m x 5.93m)

Double doors to the front, stable side door, windows, light, power and electrical socket on external wall.

Gardens

A wide cobbled entrance provides vehicle access to both the property and the adjoining land. Sitting on half an acre, the cottage gardens comprise a combination of perennials, mature flowering shrubs, lawn and trees. While more traditional garden elements closer to the immediate cottage dominate, the remaining quarter of an acre is intentionally landscaped in a less formal way to provide a large private area of rural calm in a busy world.

Services

Oil fired central heating, mains drainage, mains water and electricity (none tested by Cheshire Lamont)

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Locality Benefits

Particularly well situated being only a few minutes drive from the bustling market town of Nantwich. Nearby Wybunbury offers day to day facilities and amenities. The Boars Head gourmet Restaurant and Public House is 200 yards away at the Walgherton crossroads.

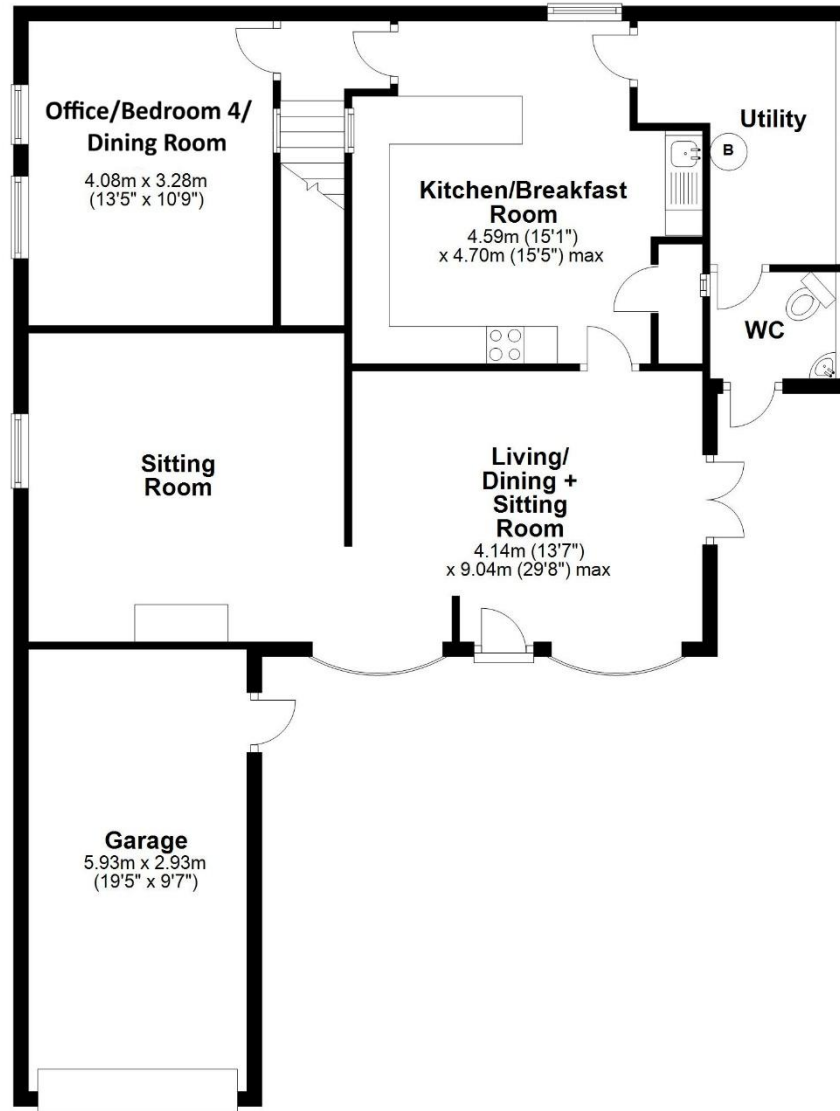
Directions

From Nantwich proceed South East along the A51 signposted towards Stone and continue out of Nantwich for approximately four miles, passing The Boars Head Restaurant & Public House at the Walgherton crossroads on your left. Continue on for 200 yds more to where Whitebriar Cottage with its red gravelled and cobbled entrance is situated on the right-hand side.



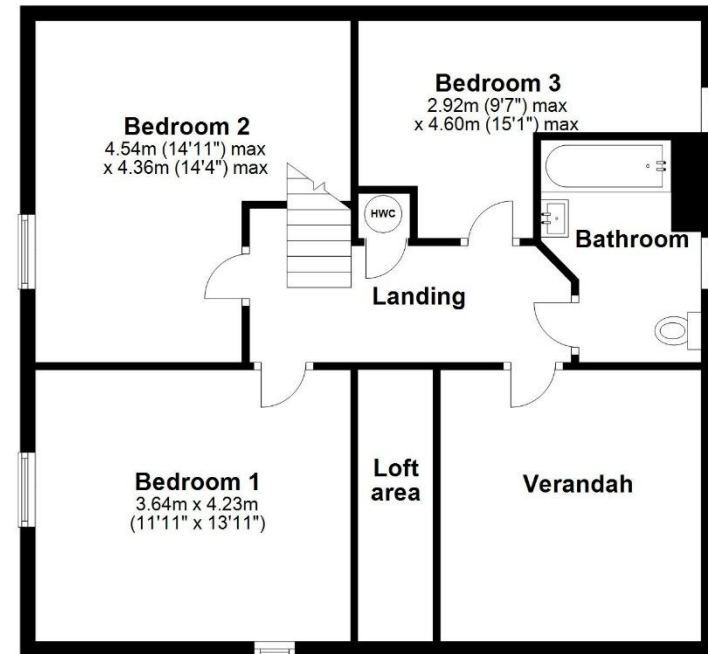
Ground Floor

Approx. 101.9 sq. metres (1096.9 sq. feet)



First Floor

Approx. 74.2 sq. metres (799.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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