



CHESHIRE
LAMONT

“Dragon Cottage”, Wrexham Road, Faddiley CW5 8JE

A most charming detached Grade II listed cottage of considerable character and appeal within a superb village location with lovely surrounding aspects affording a wealth of attractive features with delightfully appointed accommodation throughout. Spacious galleried reception hall, lounge, dining area, kitchen, laundry room and cloakroom. Three first floor double bedrooms and Period style family bathroom. Detached single garage, delightful gardens and parking area. Viewing highly recommended.

- A simply charming detached Grade II listed cottage of great appeal
- Affording delightful accommodation incorporating a full range of attractive features
- Standing in an attractive village position with large gardens to 0.17 of an acre
- Appointed and presented throughout to a very high standard
- With a delightful blend of Period features and all modern comforts
- Spacious galleried reception hall, three double bedrooms, Period style family bathroom
- Lounge, dining area, kitchen, laundry room, cloakroom
- Detached single garage, parking area
- Superb countryside dog walking routes adjoining the cottage

Agents Remarks

Dragon Cottage stands in a lovely situation on the periphery of Faddiley village and benefits from delightful surroundings and South facing aspects. The cottage exudes a sublime blend of charm and Period character and is situated nearby to the renowned Thatch Public House and Restaurant. Cheshire Lamont recommend an early internal inspection.

Property Details

A five bar gate allows access over an Indian stone paved pathway which leads to a handsome Oak panelled door leading to:

Reception Hall/Snug 10' 11" x 11' 4" (3.34m x 3.46m)

With quarry tiled flooring, mat recess, sectional glazed window to side elevation, half height Oak panelled walling and an Oak panel door leads to:



Cloakroom

With WC, wall mounted wash hand basin, quarry tiled flooring, attractive Oak detailing and window to side elevation.

From the hallway an Oak door leads to:

Kitchen 13' 2" x 9' 1" (4.02m x 2.77m)

A delightfully appointed cottage kitchen with a kitchen range beneath a chimney hood, Oak butchers block working surfaces, shaker style country units incorporating wine rack, display shelving, wall mounted cupboards, wall mounted plate rack, sectional glazed double doors with double glazed windows to either side leading to rear garden, tiled flooring, half height Oak panelled walling, exposed ceiling beams and an Oak panel door leads to:

Laundry/Utility Room 10' 11" x 9' 3" (3.34m x 2.83m)

Superbly appointed with high quality Oak plank effect flooring, full height kitchen and pantry units incorporating shelving, space for large American fridge, tall pull out pantry cupboard, integrated dishwasher, plumbing for washing machine, deep Belfast sink with mixer, butchers block working surfaces and sectional glazed windows to front and side elevations.

From the Kitchen an Oak panel door leads to:

Reception Hallway

A delightful reception hall with an original Period Oak panel door to front elevation, wrought iron railed and mahogany framed staircase ascending to first floor with quarter landing and a galleried landing above with exposed ceiling beams, exposed wall beams, tiled flooring and sectional glazed windows to ground and first floor.

From the Kitchen an Oak panel door leads to:

Lounge 12' 0" x 16' 6" (3.65m x 5.03m)

A spacious reception room with attractive aspects over South facing rear gardens, sectional glazed bay window to rear elevation, large Cheshire brick fireplace with Cheshire brick hearth incorporating a cast iron log burning stove with Oak mantel over, sectional glazed window to side elevation, sectional glazed window to rear elevation, architectural antique column radiator and open access leads to:

Dining Area 10' 11" x 9' 1" (3.34m x 2.78m)

With exposed wall and ceiling beams, sectional glazed windows to front and side elevations and architectural column radiator.

First Floor Landing

A delightful detailed landing with a spacious galleried area incorporating fitted wardrobes with railing and shelving, partially vaulted ceiling with exposed ceiling beams, exposed wall beams, architectural column radiator and an Oak panel door leads to:



Bedroom One 10' 10" x 12' 10" (3.30m x 3.90m)

With vaulted ceiling, gabled sectional glazed window to side elevation, sectional glazed eaves window to rear elevation providing South facing aspects, exposed painted plank flooring and double radiator.

Bedroom Two 12' 0" x 10' 9" (3.65m x 3.27m)

With sectional glazed window to rear elevation providing fine aspects, radiator and two fitted double wardrobes to either side of chimney breast incorporating railing and shelving.

Bedroom Three 10' 11" x 9' 1" (3.34m x 2.78m)

With exposed pine plank flooring, sectional glazed windows to front and side elevations, radiator and exposed ceiling beams.

Bathroom 10' 11" x 9' 3" max (3.34m x 2.83m)

Delightfully appointed with a claw and ball roll top slipper bath incorporating shower tap tower to side, enclosed full height glazed shower cubicle with tiled walls and shower over, WC, handsome marble top wash stand with central tap, ceiling beams, half height panelled walling and sectional glazed windows to front and side elevation.

Gardens

Dragon Cottage stands in bordered gardens to 0.17 of an acre that extends to all side of the property. The rear gardens benefit from private South facing aspects and are screened and secluded with high mature hedging to all sides. The property benefits from an attractive entrance path from the side via a pedestrian gateway and vehicular access via a five bar gate which leads over a parking area within the rear gardens. The property enjoys pleasant surrounding aspects and views and superb countryside dog walking routes adjoin the property from a private lane to the side.

Detached Single Garage

With light and power.

Services

Firebird combination Oil fired central heating boiler, mains water and electricity, private drainage.

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

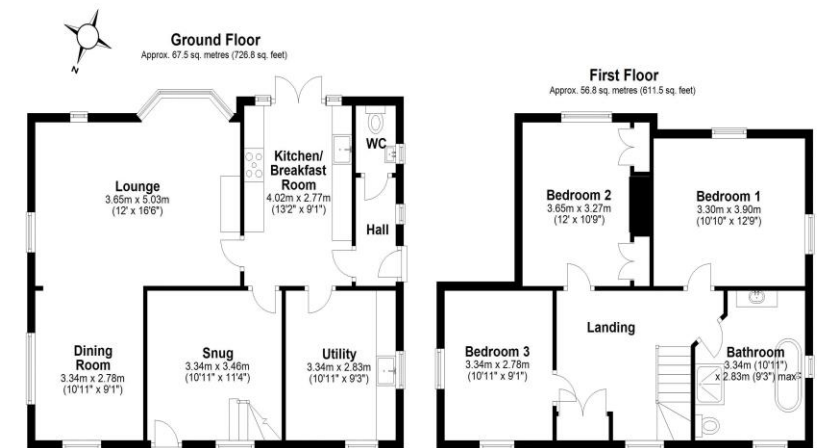


Potential Planning Permission

Our Vendors have provided plans that are available upon request for an extension to Dragon Cottage and for a garage. There is availability to increase the parking facilities to three additional parking spaces and for a home office within the garden.

Directions

From Nantwich proceed out of the town along Welsh Row and continue under the canal bridge. At Acton village turn left by the Church along Wrexham Road. Continue through Burland village and continue to Faddiley village. Dragon Cottage is situated on the left hand side just before The Thatch Public House.



Floorplan is for illustrative purposes only
Plan produced using Planity.

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.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporeley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441