



“Spring Cottage”, Moss Lane Minshull Vernon CW1 4RJ

CHESHIRE  
LAMONT







An exceptional country cottage of significant appeal within delightful rural surroundings in a most convenient location providing impeccably presented and appointed accommodation of immense character. With a superb range of attractive high quality features throughout. Spacious reception hall, lounge, snug, dining kitchen, rear porch, laundry room and cloakroom. First floor master bedroom with en suite wet room, three further bedrooms and a family shower room. Attractive gardens and walled courtyard patio bordering open fields. Detached double garage. Viewing highly recommended. NO CHAIN.

- An outstanding country house of significant appeal
- Standing in superb rural surroundings
- With delightful aspects and views over open fields
- In a tranquil yet convenient location
- Affording impeccably appointed accommodation
- Incorporating a wealth of high quality features, fixtures and fittings
- Master bedroom with en-suite wet floor shower room, three further bedrooms and luxurious shower room
- Spacious reception hall, delightful lounge with fireplace and cloakroom
- Spacious, contemporary dining kitchen, utility room and snug/home office
- Large driveway, detached double garage, lawned gardens and courtyard patio

#### Agents Remarks

Spring Cottage is a charming, rural cottage within delightful countryside that has been meticulously and comprehensively approved and appointed throughout to provide exceptional style and character incorporating a wealth of appealing features.

Spring Cottage stands upon Moss Lane within an area known as Minshull Vernon which benefits from a local pub, The Coach and Horses, Minshull's Garden Centre and is nearby to Bentley Motors and Leighton Hospital. Moss Lane is accessed from Middlewich Road





which provides easy access to the nearby towns of Crewe, Nantwich and Middlewich. 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, nearby canal network, 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. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

#### **Property Details**

A high quality double glazed composite door leads to:

#### **Reception Hall**

A glorious entrance to the property into a wide spacious reception hall with Oak flooring incorporating mat recess, cast iron fireplace with marbled hearth, uPVC double glazed window to front elevation, moulded coved ceiling, spindled staircase to first floor, dado rail, double radiator, panel door to deep under stairs cloaks cupboard and a sectional glazed Oak panel door leads to:

#### **Rear Hall/Rear Porch**

With radiator, tiled flooring, sectional double glazed door with sectional double glazed side panel to rear garden, coved ceiling and a sectional glazed door leads to:

#### **Laundry/Utility Room**

With uPVC double glazed window to rear elevation, single drainer one and a half bowl sink unit with mixer tap, plumbing for washing machine, Worcester oil fired combination central heating boiler, tiled flooring, part tiled walls, access to loft space, coved ceiling and a panel door leads to:

#### **Cloakroom**

With radiator, half tiled walls, WC, tiled flooring, uPVC double glazed window and coved ceiling.

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





**Lounge 21' 0" x 11' 7" (6.40m x 3.54m)**

With uPVC double glazed sections double doors to side elevation, uPVC double glazed window to front and side elevations, dado rail, moulded coved ceiling, two radiators, wall light points and a handsome central "Chesney's" marble fireplace with granite hearth incorporating cast iron grate.

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

**Dining Kitchen 18' 2" x 11' 8" (5.53m x 3.56m)**

An impeccably appointed dining kitchen comprehensively equipped with a superb range of contemporary matt grey and cream fronted units, built-in double electric oven, integrated fridge and freezer, pull-out pantry drawers, shelving, quartz working surfaces, Quooker tap, twin bowl sink with mixer tap, NEFF four ring hob with recessed filter canopy over, shelving niche, contemporary column radiator, porcelain tiled flooring, uPVC double glazed double doors to side and Oak panelled double door lead to:

**Sitting Room/Study 11' 5" x 8' 3" (3.49m x 2.51m)**

With double radiator, uPVC double glazed window to front elevation, Oak flooring, moulded coved ceiling, fitted shelving and fitted cupboards incorporating cupboards.

**First Floor Galleried Landing**

With exposed Oak handrail, radiator, dado rail, uPVC double glazed window to rear elevation and a panel door leads to:

**Master Bedroom 11' 4" x 11' 7" (3.45m x 3.54m)**

With uPVC double glazed window to front elevation providing fine rural aspects, uPVC double glazed window to side elevation overlooking rolling Cheshire countryside, two fitted cupboards incorporating shelving, double radiator and a panel door leads to:

**En-Suite Wet Floor Shower Room**

A contemporary shower room with fully tiled wet floor shower area incorporating full height glazed screen and overhead shower, underfloor heating, WC, wall mounted wash hand basin, tiled walls, chrome towel radiator, tiled niche, uPVC double glazed window and recessed ceiling lighting.

**Bedroom Two 11' 9" x 11' 9" (3.58m x 3.57m)**

With uPVC double glazed window to side and rear elevations, radiator, access to loft and built-in double wardrobe incorporating railings and shelving.

**Bedroom Three 11' 5" x 8' 6" (3.49m x 2.60m)**

With uPVC double glazed window to front elevation, radiator and fitted double wardrobe incorporating railings and shelving.





**Bedroom Four 8' 3" x 10' 4" (2.52m x 3.14m)**

With uPVC double glazed window to front elevation, double radiator, fitted double wardrobe incorporating railing.

**Wet Floor Shower Room 9' 3" x 7' 3" (2.82m x 2.20m)**

Delightful fully tiled wet floor shower room with large glazed screen and shower over, tiled flooring, underfloor heating, tiled walls. large enamel wall mounted sink, uPVC double glazed window to rear elevation and chrome radiator.

**Externally**

Spring Cottage benefits from a detached double garage, hardstanding parking area providing superb parking facilities and extensive paved courtyard patio areas.

**Detached Double Garage**

With twin up and over doors, light and power.

**Tenure**

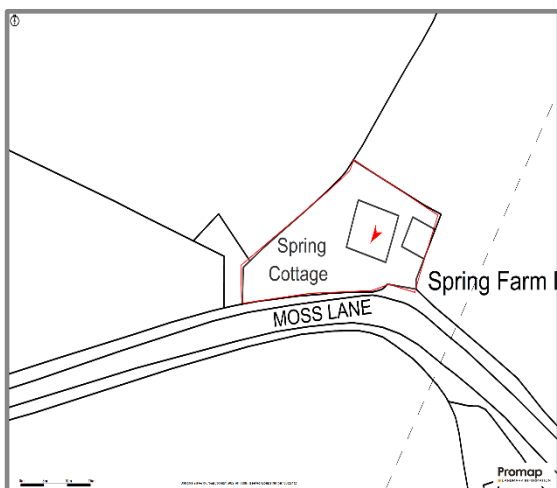
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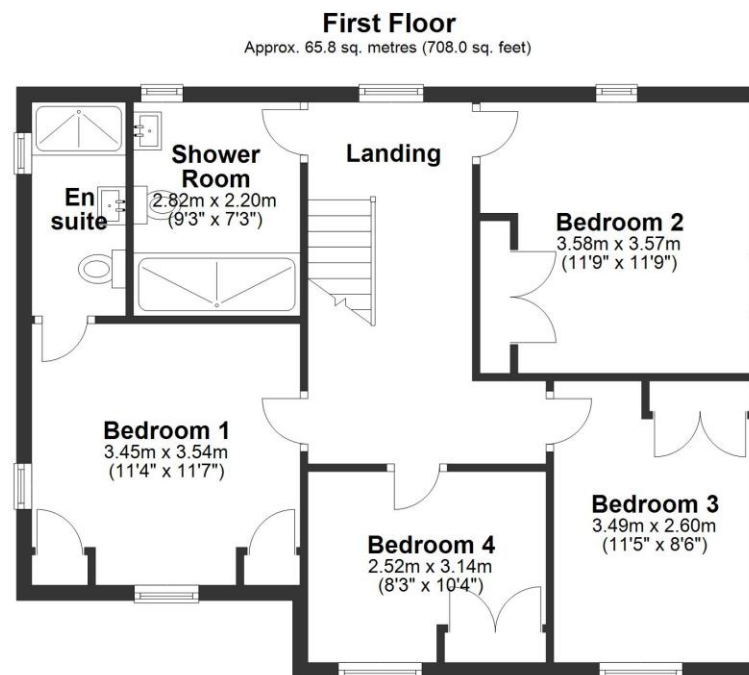
**Services**

Oil fired central heating, mains water and electricity. Septic tank drainage (not tested by Cheshire Lamont Limited).

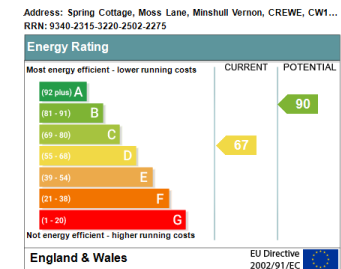
**Viewings**

Strictly by appointment only via Cheshire Lamont Limited.





Floorplan is for illustrative purposes only  
Plan produced using PlanUp.







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.

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