



**CHESHIRE
LAMONT**

“Canaan Cottage”, Wobbs Lane, Tushingham, Nr Whitchurch SY13 4QR

A simply charming detached period cottage standing in stunning rural surroundings on the South Cheshire/North Shropshire border benefiting from far reaching countryside views and within gardens and paddock extending to 2.5 acres with a further 5.5 acres available if required. Bay fronted lounge, boot room, open plan kitchen and dining room with pantry, two first floor double bedrooms and shower room. Substantial detached garage, professional kennel and detached brick built home office. Viewing recommended.

- A charming detached period country cottage
- Standing in idyllic surroundings with far reaching views
- On the South Cheshire/North Shropshire border
- Within superb gardens, grounds and paddock to 2.5 acres with a further 5.5 acres available if required
- Planning permission for extension 21/01910/FUL
- Extensive detached Larch framed garage, kennels and brick built home office
- Two double bedrooms and shower room
- Boot room, bay fronted lounge and open plan kitchen and dining room with pantry
- Incorporating a wealth of character and charm
- Nearby to Whitchurch, Malpas and Nantwich
- Early viewing recommended



Agents Remarks

Canaan Cottage is situated in the rural hamlet of Tushingham, which includes St Chads Church and a primary school. For those with equestrian interests there is Tushingham arena and Springbank Riding School. Delightful walks can be enjoyed which also link to the Sandstone Trail and onto the towpath of the Shropshire Union Canal. The market town of Whitchurch is just 5 minutes' drive (3 miles) and provides extensive shopping facilities for everyday purposes including 4 of the large supermarkets. There are a number of sports clubs including Rugby and Hockey. Whitchurch train station provides a regular service to Crewe and onto Manchester and London.

Property Details

An attractive approach leads off Wobbs Lane via Cheshire brick stone capped walls incorporating a double 5-bar gate allowing access over an extensive gravel driveway with an additional parking area leading



to a recently constructed over-sized Larch framed detached garage. A cobble edged path leads from the front and side to the rear of the property and to a double glazed sectional door allowing access to:

Open Plan Dining Kitchen 20' 8" x 13' 4" (6.29m x 4.06m)

Dining Area

With lovely aspects to the South of the property via a double glazed sectional window overlooking rolling countryside, tiled flooring throughout, exposed pine panel door to Lounge, radiator and open access to:

Kitchen

Comprehensively equipped with a range of base and wall mounted units comprising cupboards and drawers, plumbing for washing machine, built-in electric oven, four ring hob with filter canopy over, single drainer one and a half bowl sink unit with mixer tap, double glazed windows to side and rear elevations, uPVC double glazed doors to extensive South facing patio terrace, Worcester oil fired central heating boiler, radiator, recessed ceiling lighting and door leads to deep pantry cupboard.

From the Dining Room open access leads to:

Large Cloak/Boot Room

With double glazed window to side elevation and radiator.

From the Kitchen Area a door leads to:

Lounge 11' 8" x 13' 4" (3.55m x 4.06m)

A delightful reception room with a double glazed bay window to front elevation incorporating fitted shutters, exposed Cheshire brick chimney breast with raised stone tiled hearth incorporating Clearview log burning stove, radiator and a pine panel door leads to:

Inner Hall

With Oak hand-railed staircase ascending to first floor, radiator, steps to inner landing and a further step leads to a pine panel door allowing access to:

Bedroom One 11' 8" x 13' 4" (3.55m x 4.06m)

With a partially vaulted ceiling, double glazed sectional window to front elevation providing outstanding views of the Welsh Hills, radiator and a deep cupboard.

Bedroom Two 10' 4" x 11' 9" (3.16m x 3.58m)

With double glazed windows to side and rear elevations providing lovely far reaching rural views and radiator.



Shower Room 8' 9" x 8' 2" (2.66m x 2.50m)

With a large fully tiled walk-in shower cubicle incorporating overhead shower, WC, wash stand with enamel sink and mixer tap, built-in linen cupboard with shelving, contemporary column radiator, Amtico flooring, double glazed window to side elevation and access to loft.

Gardens and Grounds

Canaan Cottage stands in a delightful rural situation enjoying outstanding aspects to all sides within established hedged and fenced borders. An enclosed wild paddock stands within the North elevation of the property and is bordered by railing and sheep netting. The gardens benefit from a detached garage, brick built home office, professional kennel and a timber shed upon a concrete base with light and power. The property is bordered by extensive grassed paddocks with well draining soil extending to the South and East. The grounds in all extend to approximately 2.5 acres.

Detached Oversized Garage 32' 3" x 19' 1" (9.83m x 5.81m)

With a remote controlled electrically operated roller door to front, light, power, wired internet, plumbing supplies (mains water and drainage ideal for a shower room if required) and personal doors to the side and rear.

Professional Kennel 6' 11" x 13' 5" (2.10m x 4.09m)

Brick Built Home Office 10' 7" x 6' 6" (3.22m x 1.99m)

With new insulated slate tiled roof, two Velux roof lights, underfloor heating, wired internet, door to front and window to front.

Tenure/Council Tax

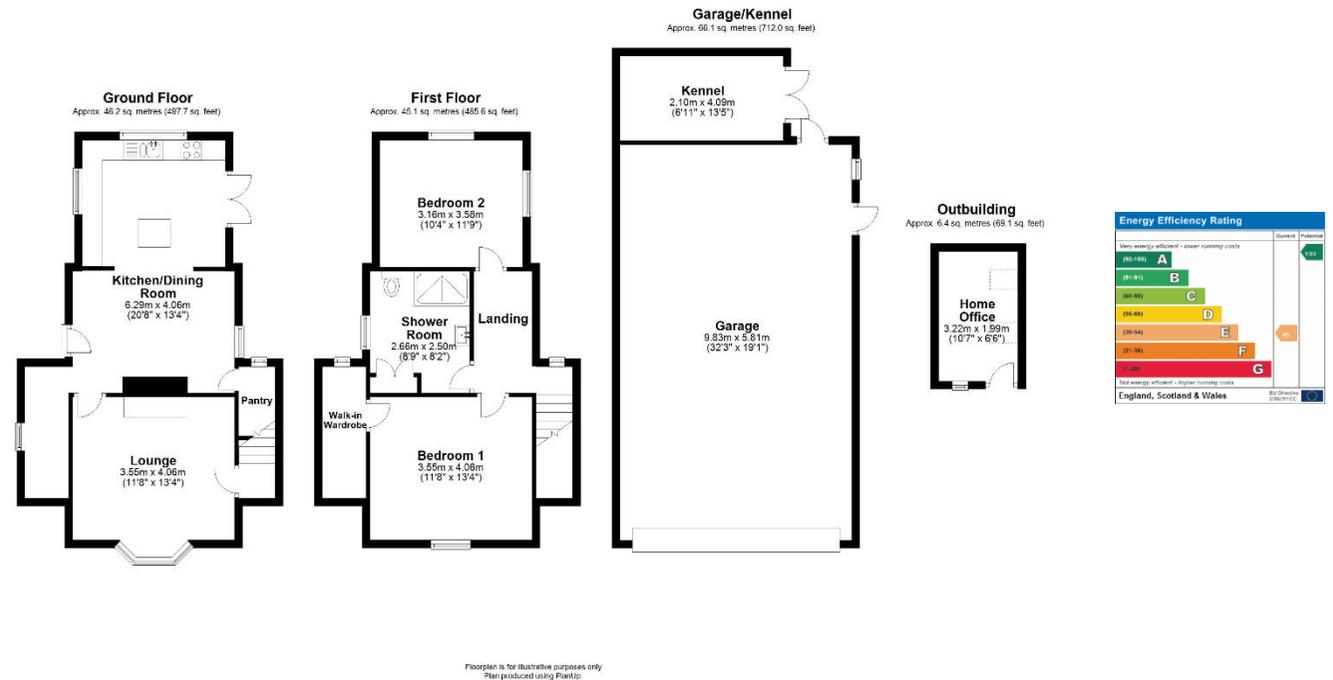
Freehold/D.

Services

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

Directions

From Whitchurch proceed along A41 through Grindley Brook and continue to Tushingham. At the crossroads turn right along Wobbs Lane and continue for approximately 1 mile and Canaan Cottage is situated on the left hand side.



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

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

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