



“Pusey Dale Cottage”, 57 Main Road, Shavington, CW2 5DU

**CHESHIRE
LAMONT**

A delightful and superbly positioned semi-detached period cottage of immense charm and appeal standing in established gardens affording spacious extended accommodation within a highly sought-after location nearby to the historic town of Nantwich. With driveway, detached garage, porch, living room, dining kitchen, dining room and garden room. Three first floor double bedrooms and family bathroom. External store room, WC and boiler room. Viewing highly recommended.

- A delightful extended semi-detached period cottage
- Standing in well-presented established gardens with driveway and detached garage
- Affording accommodation of considerable charm and appeal
- Superbly situated in a highly sought-after location nearby to Nantwich
- Three first floor double bedrooms and bathroom
- Porch, living room, dining room, garden room, kitchen and utility area
- Three first floor double bedrooms and bathroom
- Many features including open fireplace and timber panelling
- Outside store room, boiler room and WC
- Viewing strongly recommended

Agents Remarks

Pusey Dale Cottage is a most charming property that stands in a very convenient location nearby to local facilities, well regarded schooling in Shavington and with easy access to A500. 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.

Property Details

Glazed panelled double doors lead to:

Entrance Porch

With tiled floor, timber panelling to walls, tiled floor and entrance door with glazed panel insert leads to;



Living Room 11' 11" x 12' 1" (3.63m x 3.69m)

With solid Oak flooring, double glazed window to front elevation, radiator, three wall light points, feature wood Adam style fire surround with stone hearth incorporating dog grate for open fire, stable style door to staircase and cottage style doors with thumb latch ironmongery to dining room and garden room.

Utility Area

With timber panelling to walls, wood block work surface, plumbing for washing machine, under stairs storage, controls for central heating, recessed lighting, continuation of Oak flooring, part tiled floor, built in seating which opens for storage, part glazed door to outside, recessed lighting and open access leads to;

Dining Kitchen 11' 9" x 7' 1" (3.59m x 2.15m)

With a range of base and wall mounted units, wood work surfaces and tiled splash back, Belfast sink with hot and cold tap, double-glazed window to rear and side elevations, recessed lighting, space for cooker, extractor hood and light, appliance space, radiator and Oak floor.

Dining Room 13' 1" x 9' 1" (3.98m x 2.76m)

With Mahogany parquet flooring, ceiling beams, double glazed window to front elevation, radiator, cottage style timber doors with thumb latch ironmongery to storage cupboard, three wall light points and dimmer switch.

Garden Room 11' 11" x 8' 0" (3.63m x 2.44m)

With cottage style doors with thumb latch ironmongery to rear garden, wood effect laminate style flooring, double-glazed window to side elevation, timber panelling to one wall and ceiling and access to loft.

Returned Staircase to First Floor

With half height timber wood panelling to walls, ceiling light point, loft access, cottage style timber doors with thumb latch ironmongery to all three bedrooms and bathroom off.

Master Bedroom 17' 11" x 9' 1" (5.47m x 2.76m)

Dual aspect with double-glazed window to front and rear elevations, two radiators, two ceiling light points, coved ceiling, television point and painted floorboards.

Bedroom Two 9' 3" x 12' 1" (2.82m x 3.69m)

With double-glazed window to front elevation, radiator, ceiling light point, coved ceiling and wood effect laminate flooring.

Bedroom Three 11' 9" x 7' 1" (3.59m x 2.15m)

With double-glazed window to rear elevation, radiator, ceiling light point and loft access.

Bathroom

With panelled bath incorporating shower taps and tiled wall, pedestal hand wash basin with vintage tiles to form splashback, low level WC, frosted double-glazed window to side elevation, half height timber panelling to walls, built in corner bathroom cabinet, heated towel rail and ceiling light point.



Externally

The property stands in a good size plot approached via an Oak gate with pathway to the front entrance. The front garden extends along to side driveway and has boundary split larch picket fence with further Oak gate to driveway providing ample off road parking and leads to a detached garage. The established gardens are beautifully presented with well stocked borders, an abundance of fruit trees, a magnificent Magnolia and Acer tree and Wisteria.

Outside WC

With WC, hand wash basin, ceiling light point and frosted window to side elevation.

Outside Store

Power and light.

Detached Garage

Up and over door to front, outside light, power and light.

Timber Framed Garden Room With Attached Store

Insulated, power, light, windows to front and side elevations and attached storage to rear.

Boiler Room

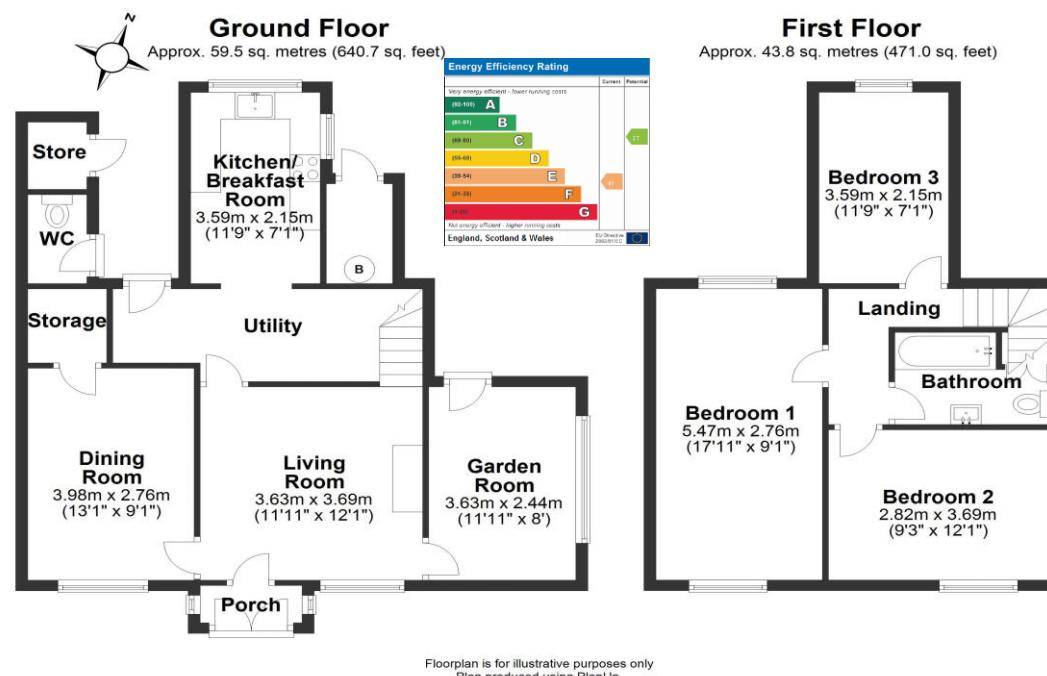
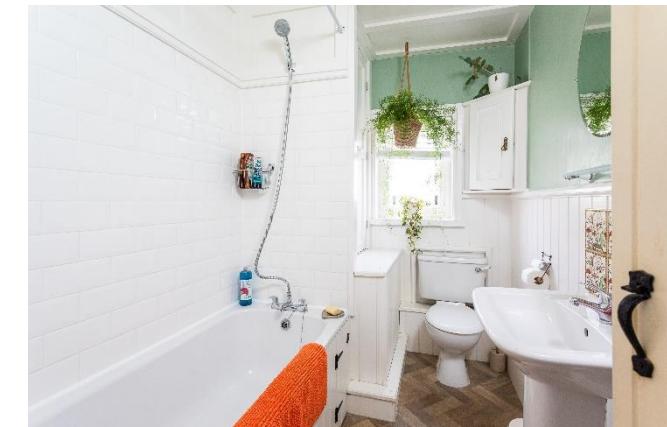
Power, light, hot and cold tap and Worcester oil fired central heating boiler.

Services

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

Directions

From Nantwich proceed along London Road through the traffic lights at Cheerbrook and to the roundabout at A500. Take the 4th turning towards Shavington and continue for approx 2 miles. On entering Shavington, turn left onto Main Road just after The Elephant Public House, continue to the end of the road and turn left. The property is situated further along Main Road 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

www.cheshirelamont.co.uk

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

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