



Ash Cottage Middlewich Road  
Nantwich, CW5 6PE

Offers Around  
£525,000

DECEPTIVELY SPACIOUS BARN, PICTORESQUE RURAL LOCATION, VIEWS OVER OPEN FIELDS, THREE RECEPTION ROOMS, COUNTRY STYLE SOLID WOODEN KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS, LOFT ROOM & ADDITIONAL BATHROOM, LARGE GARDEN, PARKING & GARAGE, MUST VIEW!

This Charming Secluded Development boasts a Rural Setting and 'Ash Cottage' is one of four units, a converted barn with stunning open views over adjacent farmland and countryside. We recommend viewing to appreciate the true size internally. Nantwich is a Lovely Village only a short drive away along with motorway networks and there are local amenities too. The accommodation comprises Lounge with feature multi fuel burner, Fitted Kitchen with integrated appliances, Dining Room overlooking the courtyard and Conservatory opening out onto the garden. To the First Floor there are Three Bedrooms and a Family Bathroom. The current owner extended onto the second floor which is currently set up as a Bedroom and Bathroom. Externally there is a shared courtyard to the front with parking and single garage whilst to the rear is a large expanse of lawn with patio area to sit out and enjoy the extensive views.

**LOUNGE**

Multi Fuel Burner, Cheshire Brick open fireplace having Quarry Tiled hearth, two storage heaters(not tested), understairs cupboard, staircase to first floor, exposed beams, picture light point, dual aspect with double glazed windows to front and rear.

**KITCHEN/BREAKFAST ROOM**

Fitted with a range of base, wall and tall storage units incorporating single sink drainer, one and a half bowl sink unit having mixer tap and cupboard below, Integrated oven & grill, ceramic hob with extractor over, fridge, freezer, dishwasher and washing machine. Granite work surfaces, tiled splashbacks, Quarry tiled floor, exposed beams, double glazed window to the rear elevation, double glazed door and storage heater.



**DINING ROOM**

Double glazed window to the front elevation, exposed beams and storage heater.



**CONSERVATORY**

Double glazed throughout, tiled floor and doors opening onto the garden.

**LANDING**

Double glazed porthole window.



**MAIN BEDROOM**

Built in wardrobes, exposed beam, storage heater, two wall light points and double glazed window to the rear.



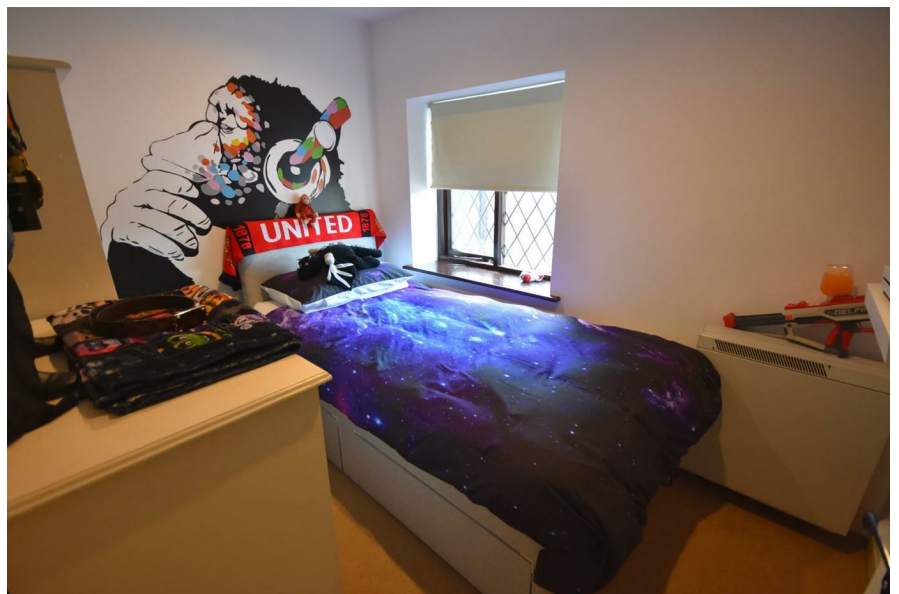
**BEDROOM TWO**

Double glazed windows to the front elevation, storage heater, and exposed beam.



**BEDROOM THREE**

Built in wardrobe, storage heater and double glazed window to the rear.



**BEDROOM FOUR**

Double glazed window to the front and storage heater.

**BATHROOM**

White suite with sunken bath, fully tiled walls and floor, pedestal wash hand basin, low level WC, tiled shower cubicle, exposed beam, chrome heated towel rail, television, extractor fan and double glazed window to the rear.



**LANDING**

Velux window.



**LOFT ROOM**

Two velux windows.



**BATHROOM**

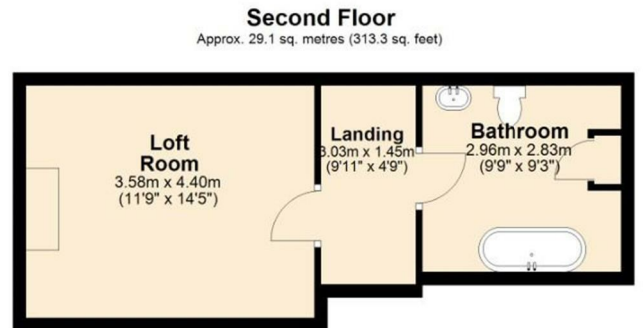
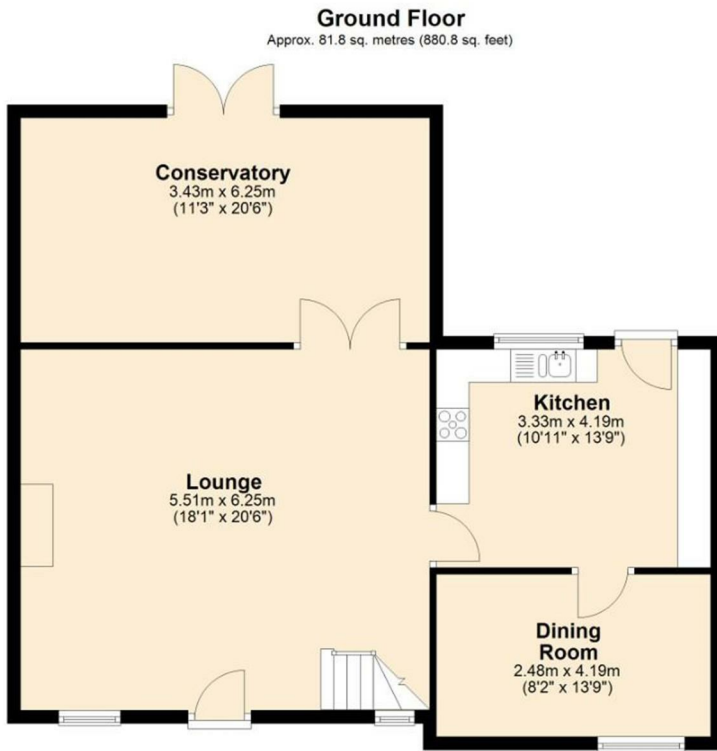
Three piece white suite, tiled floor, Victoria style roll top claw bath, pedestal wash hand basin, low level WC, shower cubicle, chrome heated towel rail, Velux window and storage cupboard.



**GARDEN**

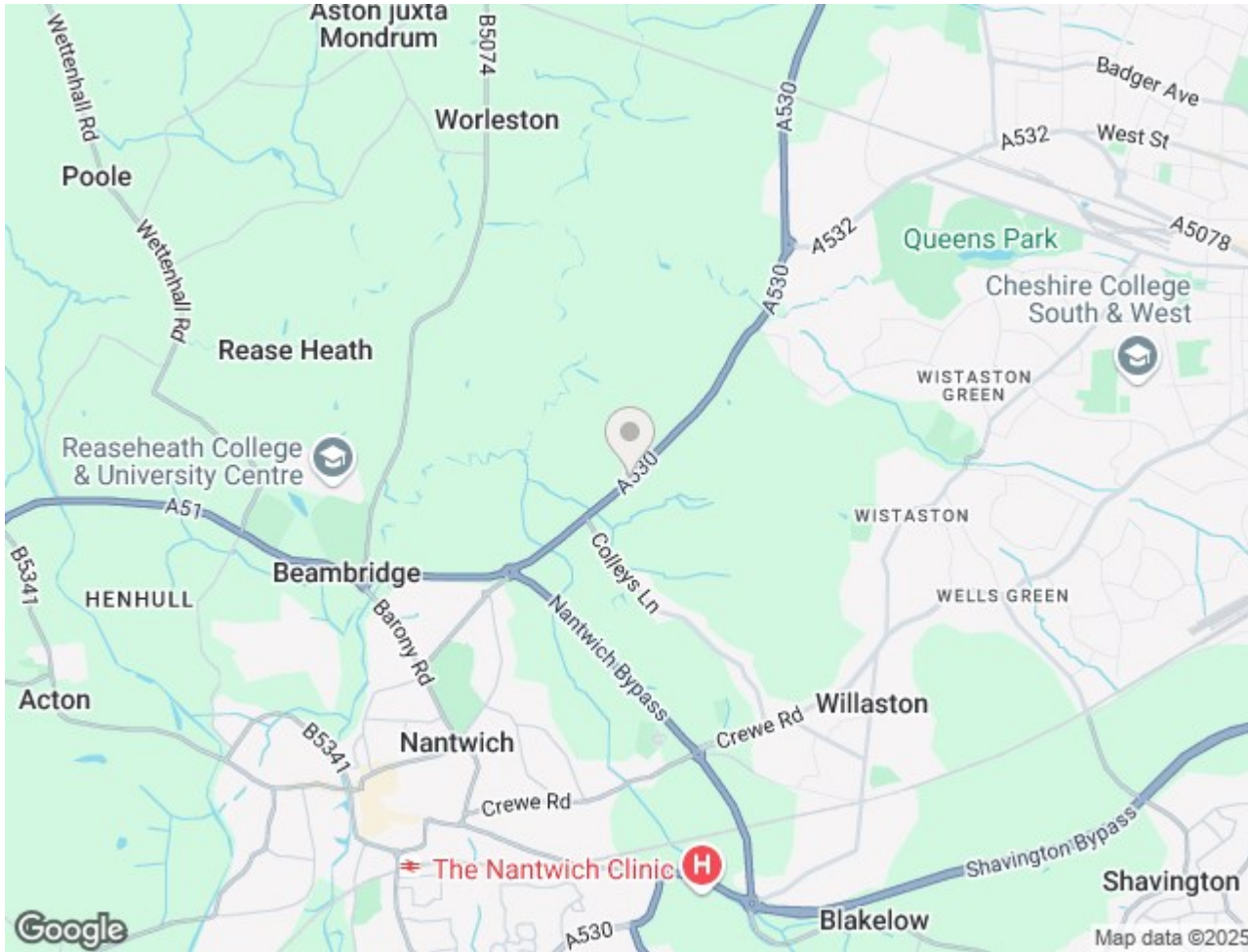
Shared gravelled courtyard with parking in front of the single garage. Large, enclosed rear garden with patio area. Septic tank.

**OUTSIDE**



Total area: approx. 159.7 sq. metres (1719.3 sq. feet)





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



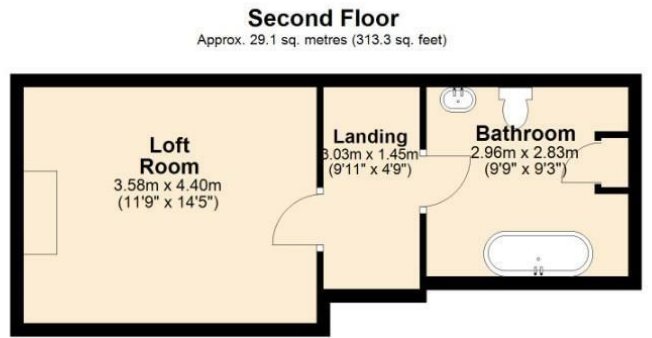
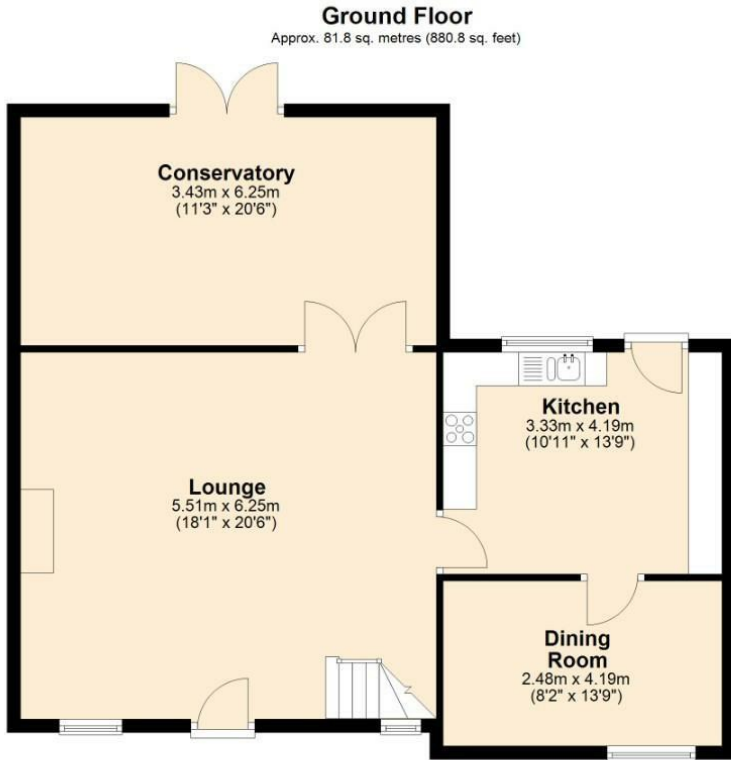
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

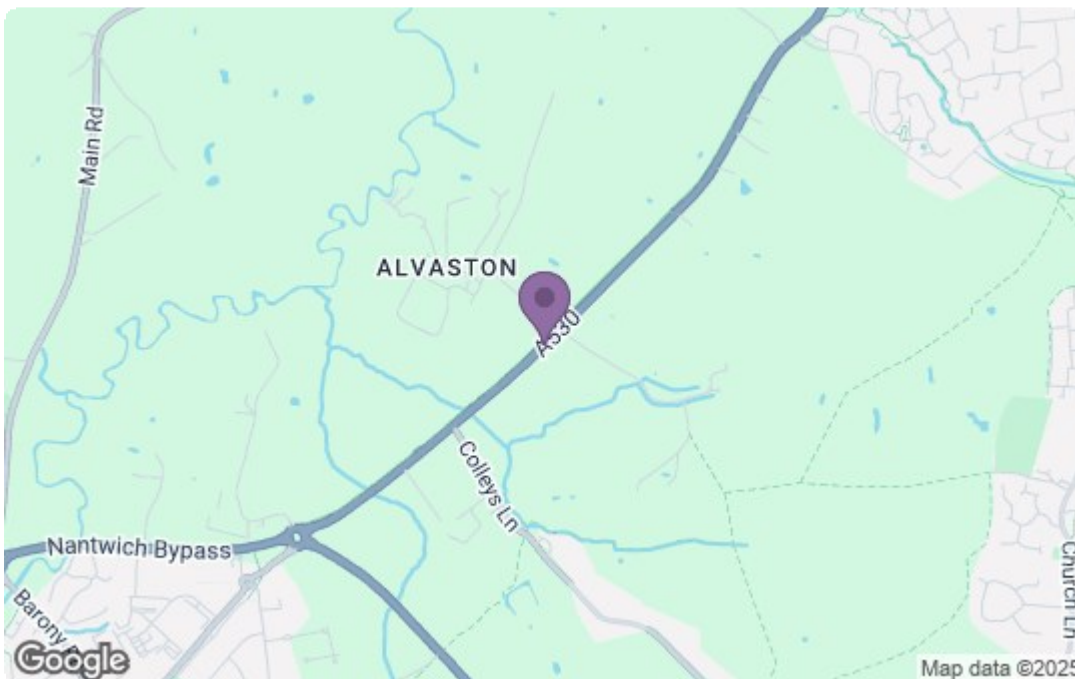
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.