



**Mature Semi-Detached Country House**

**Large Plot With Fantastic Rural Views**

**3 Bedrooms (1 En-Suite)**

**Large 2-Storey Extension**

**Faces And Backs Onto Fields**

**3 Reception Rooms**

**4 Wrenbury Frith**  
Wrenbury, Nr Nantwich CW5 8HN

**Offers in the Region Of £340,000**



**If you are looking for a taste of the countryside, without feeling isolated, then this much improved country house maybe the property for you!**

It has been thoughtfully extended (2 storeys) by the current owners to provide spacious, family sized accommodation. Outside, there is ample parking in the driveway and neatly tended gardens to both front and rear. The rear garden is a sight to behold and the owners rent a paddock from the local farmer for a nominal annual sum, thus making the already large rear garden even larger. The views from here are stunning!

If you have never visited Wrenbury Frith (located on the outskirts of the quaint village of Wrenbury) then we recommend that you do! It really is a rural retreat, although it is not isolated as there are other properties nearby.

The village of Wrenbury itself is located in south Cheshire, midway between Nantwich and Whitchurch on the Llangollen branch of the Shropshire Union canal. Wrenbury Medical Centre is situated on Nantwich Road in front of the recreation ground and the primary school occupies a Grade II listed building dating from 1879.

There is also a public house. The Dusty Miller occupies a 19th-century corn mill by the canal at Wrenbury Bridge.

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

### **Services**

Mains water and electricity. Communal septic tank drainage shared with 5 other properties and subject to a maintenance charge of £20.00 per month, per property.

### **Central Heating**

Oil fired boiler supplying radiators and hot water.

### **Tenure**

Freehold

### **Council Tax**

Cheshire East Council - Tax Band D.

### **Agents Note**

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.





## GROUND FLOOR

### Storm Porch

#### **Entrance Hall** 6' 0" x 3' 3" (1.83m x 0.99m)

Staircase to first floor with built-in cloaks/storage cupboard below, ceramic tiled floor and radiator.

### **Open Plan Kitchen/Diner/Family Room** comprising: -

#### **Refitted Kitchen** 12' 4" x 6' 5" (3.76m x 1.95m)

Stainless steel sink and drainer inset in range of solid wood worktops having drawers, cupboards and plumbing for washing machine below, 4 ring electric ceramic hob with illuminated extractor hood above and electric oven and grill below, wall cupboards (one housing the oil fired central heating boiler), skirting lighting, recessed ceiling spotlights and ceramic tiled floor.

#### **Dining Area** 10' 9" x 9' 10" (3.27m x 2.99m)

Recessed ceiling spotlights, ceramic tiled floor and radiator. Wide archway (with recessed floor spotlights) leading to: -

#### **Family Room** 15' 2" x 7' 11" (4.62m x 2.41m)

Recessed ceiling spotlights, 3 wall light points, radiator and french double doors leading to rear garden.

#### **Lounge** 15' 0" x 11' 11" (4.57m x 3.63m)

Polished stone fireplace surround incorporating log burning stove on granite hearth, quality laminate flooring and radiator.

## FIRST FLOOR

#### **Landing** 9' 9" x 3' 7" (2.97m x 1.09m)

Radiator and loft access hatch.

### **Master Bedroom Suite comprising: -**

#### **Bedroom** 10' 10" x 7' 11" (3.30m x 2.41m)

Recessed ceiling spotlights, radiator and archway leading to: -

#### **En-Suite Dressing Area** 7' 3" x 3' 4" (2.21m x 1.02m)

Radiator and 2 double door built-in wardrobes.

#### **En-Suite Shower Room** 8' 0" x 3' 10" (2.44m x 1.17m)

Shower cubicle with mains mixer shower unit, wash hand basin inset in vanity unit with cupboards below and close coupled WC. Part tiled walls and towel rail radiator.

#### **Bedroom 2** 13' 8" x 11' 4" (4.16m x 3.45m)

Radiator and cast iron fireplace with open grate on tiled hearth.

#### **Bedroom 3** 11' 11" x 7' 9" (3.63m x 2.36m)

Radiator.

#### **Family Bathroom** 10' 5" x 4' 11" (3.17m x 1.51m)

Free-standing bath with exposed ball and claw feet and having electric shower unit over and glazed shower screen, wash hand basin and WC inset in vanity unit. Towel rail radiator, recessed ceiling spotlights and shiny vinyl flooring also with recessed multi-coloured spotlights.

## OUTSIDE

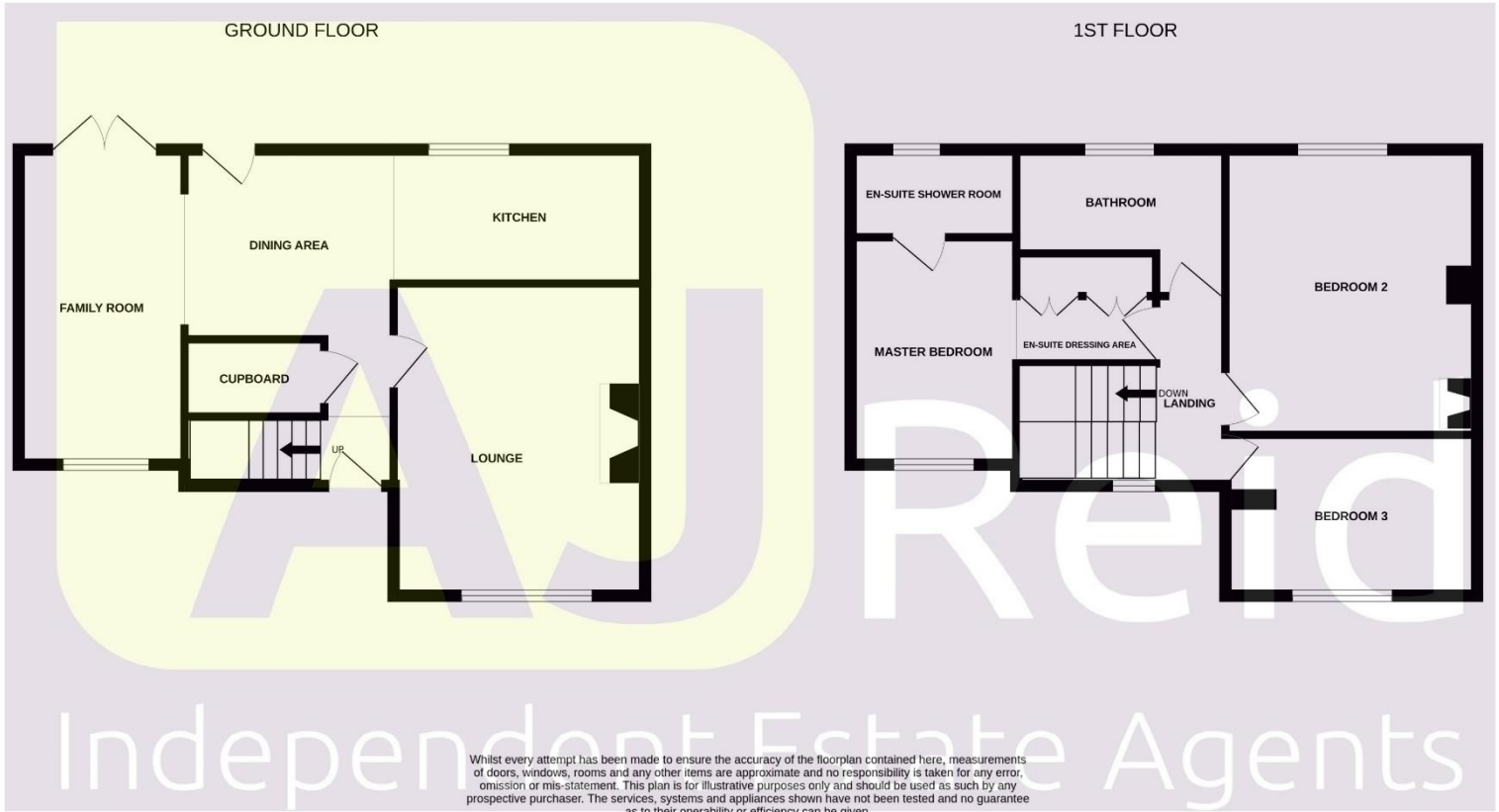
Gravel driveway with parking for several cars.

Lawned front garden with flowers, bushes and picket fencing.

Large rear garden with full width 'Astro' topped garden decking leading to another timber decked seating area.

Steps lead down to the gravelled patio, complete with circular paving and large ornamental water feature.

Lawned rear garden with fruit bushes, apple tree, privet hedges, log store, oil storage tank and leading to the additional lawned paddock area which is leased from a local farmer for £250.00 per annum.



**Directions:** From Wrenbury village head north-west along Cholmondeley Road, proceed past the Dusty Miller public house, over the canal bridge and follow the road for about 0.75 miles, taking the second turning on the right hand side.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Referral Arrangements:** We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

