



Helping *you* move



Yew Tree Farm Cottage, Hollyhurst Road, Wrenbury, CW5 8HT

A superb four bedroom country cottage full of charm and character having large gardens and just under 3 acres of land with stables.

Offers Over
£675,000

Yew Tree Farm Cottage, Hollyhurst Road, Wrenbury, CW5 8HT

Overview

- Impressive Semi-Detached Country Cottage
- Approx 3 Acres of Land
- Two Stable Blocks
- Four Bedrooms, Two Ensuites
- Lounge, Dining Room, Study
- Kitchen/Diner, Family Bathroom
- Conservatory, Utility Room
- Beautifully Presented to High Standard
- Large Gardens
- EPC E, Council Tax Band E



Located in between the popular villages of Wrenbury and Marbury, the busy market town of Whitchurch is just under 5 miles away and Nantwich is 6 miles away; both benefit from a variety of eateries, local independent shops, schools, large supermarkets and other major retailers. Whitchurch and Nantwich train stations are on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The nearby village of Wrenbury offers primary schooling and doctors' surgery, and Marbury has a thriving country pub.

Situated in a peaceful rural location, this beautifully presented four-bedroom semi-detached house offers an exceptional mix of traditional charm and modern comforts. Set within a great size plot with spacious gardens and with the added benefit of just under three acres of land including a small paddock with stables and a field, this property is an ideal retreat for those seeking a tranquil lifestyle. This wonderful home boasts charming character features, including exposed beams and feature fireplaces and it is finished to a very high standard throughout. It offers generous accommodation ensuring comfort and flexibility for family living with a welcoming Entrance Hall, cosy Lounge with feature brick fireplace and log burner creating a warm, inviting atmosphere and a separate Dining Room. A useful Study provides an ideal space for working from home Room perfect for entertaining.



Your **Local** Property Experts
01948 667 272



There is a fabulous bespoke country style Breakfast Kitchen and a practical Utility Room for laundry and extra storage. A light filled Conservatory provides additional living space. The first floor boasts Four Bedrooms, each designed with comfort and rest in mind along with Two En Suites and a Family Bathroom, all immaculately presented. Externally, a large driveway offering plenty of parking space for multiple vehicles and there is also a large timber shed with reinforced floor providing ample storage space or potentially housing a car. There are attractive gardens with a well-maintained lawn and a paved patio area, perfect for outdoor relaxation and al fresco dining. Experience the best of country living with this exceptional property that combines space, style and charm.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Cheshire East Council, c/o Delamere House, Delamere Street, Crewe, CW1 2LL. Tel: 0300 123 5500

SERVICES

We are advised that mains electricity and water are available. Shared water supply. Shared private drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch take the A525/A530 towards Nantwich, upon reaching the crossroads at Aston take left hand turn into Wrenbury Road. Follow the road for approximately 1km and take left hand turn into Pinsley Green Road, travel over railway line and keep following the road for approximately half a kilometre, keeping left. After 250 metres turn left over railway line and the turning to Yew Tree Farm Cottage will be found on left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC Rating E. A full EPC is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

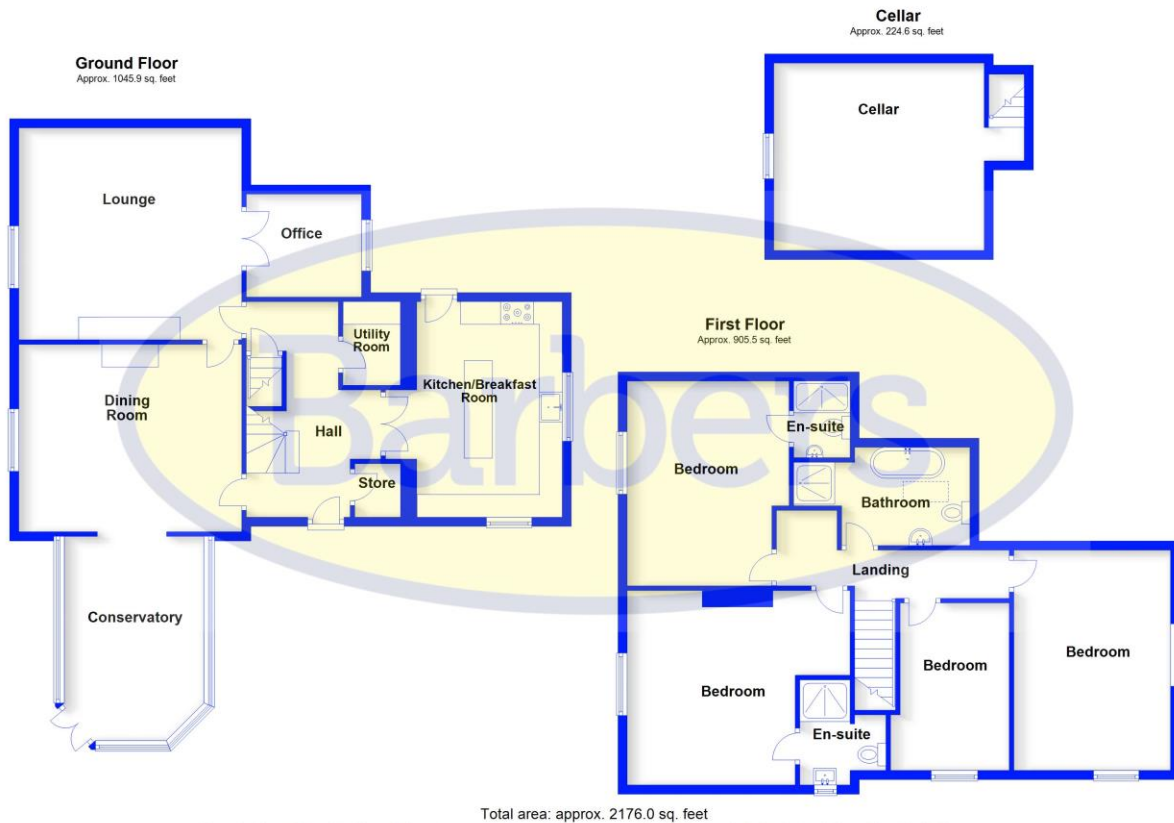
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

AGENTS NOTE

We are advised that following a recent storm, the pump and filtration system failed due to a power cut. This caused water ingress into the cellar. The owner has advised that they will be installing a second pump with a battery back-up to prevent this happening again in the event of another power cut.

WH34231070824140824231028122411225



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp

All measurements quoted are approximate:

Lounge	15'4" x 15'3" (4.67m x 4.65m)
Dining Room	15'6" x 13'5" (4.72m x 4.09m)
Study	8'3" x 7'4" (2.51m x 2.24m)
Conservatory	15' x 10'1" (4.57m x 3.07m)
Kitchen/Breakfast Room	15'6" x 10'4" (4.72m x 3.15m)
Utility Room	5'9" x 4'2" (1.75m x 1.27m)
Cellar	15'3" x 12'8" (4.65m x 3.86m)
Master Bedroom	15'5" x 13'5" (4.7m x 4.09m)
Ensuite	7'1" x 6'8" (2.16m x 2.03m)
Bedroom Two	15'2" x 11'6" (4.62m x 3.51m)
Ensuite	5'7" x 3'4" (1.7m x 1.02m)
Bedroom Three	16'5" x 10'8" (5' x 3.25m)
Bedroom Four	12'5" x 8'5" (3.78m x 2.57m)
Family Bathroom	13'5" x 7'4" (4.09m x 2.24m)



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01948 667 272

34 High Street, Whitchurch, SY13 1BB
 Tel: 01948 667 272
 Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.