

Barbers

The Old School House, School Lane, Marbury, SY13 4LJ

Helping *you* move





This charming Victorian semi-detached home in idyllic Marbury offers spacious characterful living with period features, a dining room leading to a conservatory and landscaped garden, a country-style kitchen with utility, a cosy lounge with open fireplace, three generous bedrooms and a family bathroom, along with off-road parking and a useful outside store.

- Victorian Semi Detached House
- Lovely Countryside Setting
- Three Well Proportioned Bedrooms
- Countrystyle Kitchen With A Belfast Sink
- Spacious Lounge With An Open Fireplace
- Seperate Dining Room
- Well Presented Landscaped Gardens
- EPC F, Council Tax Band C



Set in the idyllic village of Marbury, this charming Victorian semi-detached home beautifully blends period character with spacious, versatile living. Surrounded by picturesque countryside, the property offers a tranquil setting whilst retaining a warm and welcoming feel throughout. Upon entering, you are greeted by a generous front entrance hall that sets the tone for the space and charm within. To the right sits an elegant dining room, perfect for both family meals and entertaining. From here, double doors lead into a delightful conservatory, flooding the space with natural light and offering direct access to the garden. The landscaped rear garden is a true highlight, thoughtfully designed with mature planting and a lovely courtyard seating area, ideal



for relaxing outdoors or enjoying summer evenings. The country-style kitchen features a classic Belfast sink, ample storage, and access out to the garden. Adjoining this is a separate utility room providing additional practicality. The spacious lounge, complete with an open fireplace, provides a cosy retreat for quieter evenings. A useful downstairs WC completes the ground floor. Upstairs, the home offers three well-proportioned bedrooms, including a charming main bedroom with oak flooring. A well-presented family bathroom serves the first floor. Externally, the property benefits from off-road parking and a small outside store, ideal for gardening tools or outdoor equipment.



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## **LOCATION**

The picturesque village of Marbury is surrounded by idyllic meadows and meres with great walking, cycling, fishing and bird watching spots. The village also has a historic 15th Century hill top church (St. Michaels) and a recently renovated country pub. The busy market town of Whitchurch is only 3 miles away and benefits from a variety of eateries, local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is 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.

## **TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## **SERVICES**

We are advised that mains water, drainage and electricity are available. Oil Central Heating. 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.

## **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 which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## **DIRECTIONS**

From Whitchurch proceed along Claypit Street/Alport Road, continue on towards Marbury for approximately 2 miles. Upon reaching the Swan Inn continue on and School Lane will be found on the right hand side. Proceed along School Lane and the property can be found on the right hand side.

## **LOCAL AUTHORITY**

Council tax band C. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

## **VIEWING**

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## **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) per buyer, 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, directly to Movebutler, and is non-refundable.

WH38122 230126

### KITCHEN

14' x 8' (4.27m x 2.44m)

### BATHROOM

10' x 5' 1" (3.05m x 1.55m)

### DINING ROOM

13' 10" x 10' 11" (4.22m x 3.33m)

### CONSERVATORY

9' 1" x 9' (2.77m x 2.74m)

### UTILITY ROOM

20' x 3' (6.1m x 0.91m)

### LOUNGE

15' x 12' 11" (4.57m x 3.94m)

### BEDROOM ONE

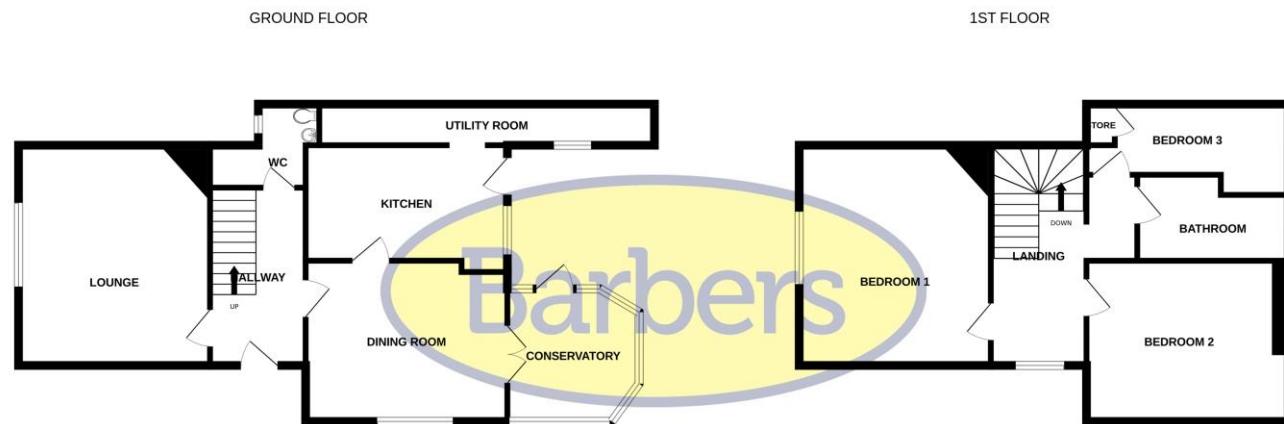
14' 11" x 13' (4.55m x 3.96m)

### BEDROOM TWO

13' x 11' (3.96m x 3.35m)

### BEDROOM THREE

12' x 6' (3.66m x 1.83m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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 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.

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### WHITCHURCH

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