



'HENHULL COTTAGE' | CHESTER ROAD | ACTON | NANTWICH | CHESHIRE | CW5 8LA | £850,000



‘Henhull Cottage’, Chester Road, Acton, Cheshire, CW5 8LA

An exceptional & substantial fine period 'landmark' residence standing resplendently within Acton, on the periphery of Nantwich town centre yet bordering the beautiful historic ‘Dorfold Estate’ owned land.

The magnificent distinctive & prestigious accommodation has been impeccably enhanced by the present owners to provide a wonderfully chic, spacious, characterful & ‘homely’ family residence of vast appeal with highly versatile accommodation.

Accessed over a long driveway, there is outstanding accommodation over three floors whilst the cellar provides excellent additional storage. Boasting pleasant large lawned gardens to both the front and side, there is also a charming gated enclosed courtyard to the rear of the property, whilst ample parking is situated alongside the property.

In all, the fine residence certainly offers exacting accommodation, which is becoming increasingly rare to find in & around Nantwich, certainly with the setting & town centre convenience on offer. Briefly comprising; Magnificent Entrance Hall with splendid staircase, Drawing Room, Sitting Room, Extensive Kitchen Dining Family Room, Boot Room, Laundry Room, WC, Office, Cellar. Galleried Landing with bespoke cupboards, Master Bedroom One with Luxurious Ensuite Bath & Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bath / Shower Room, Bedroom Five, Shower Room. Enclosed stairs rising from the landing to two Attic Rooms (ideal for home office / studio / hobby space).

Extensive parking & splendid excellent size mature gardens. Original external wrought iron work.

Planning permission has been submitted for a triple garage & leisure suite.

Ground source heat pump, under floor heating to the ground floor & bathrooms.





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street turning right at the mini roundabout, passing Morrisons Supermarket. Take the second exit at the next roundabout & continue through the traffic lights to the traffic lights at the Welsh Row crossroads. Turn left into Welsh Row itself & proceed through the traffic lights under the aqueduct, towards Acton. The property will be observed well set back on the right hand side.

ACTON

Acton lies about half a mile North West on the outskirts of the historic market town of Nantwich. It is a small village mentioned in the Domesday Book and scene of a battle (1643) in the English Civil War. The site is close to St Marys Church and Acton Church of England Primary School (about 1/4 mile distant). Acton is known for Dorfold Hall, a magnificent Jacobean Mansion, believed to have been built on the site of the Manor of Edwin, the last Saxon Earl of Chester, who was a grandson of Lady Godiva. The area is agricultural, with dairy farming the main industry. Around a third of the area falls within the Dorfold Estate. Historically, agriculture was the major employer, but it has now been overtaken by the service industries, with many residents commuting significant distances outside the parish to work.

WELSH ROW & NANTWICH

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences. Private schools are also located within the area.



Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



AGENT'S NOTE

Rarely does a property of such substance & character within walking distance of Nantwich come onto the market. Discerning purchasers are sure to be suitably impressed by the grandeur, versatility & wonderful location. The outstanding character throughout includes the stunning carved staircase, deep door architraves & original doors whilst the vendors have meticulously replaced the sash windows throughout the wonderful home.

Planning permission has been submitted for a triple garage & leisure suite.

THE ACCOMMODATION:-

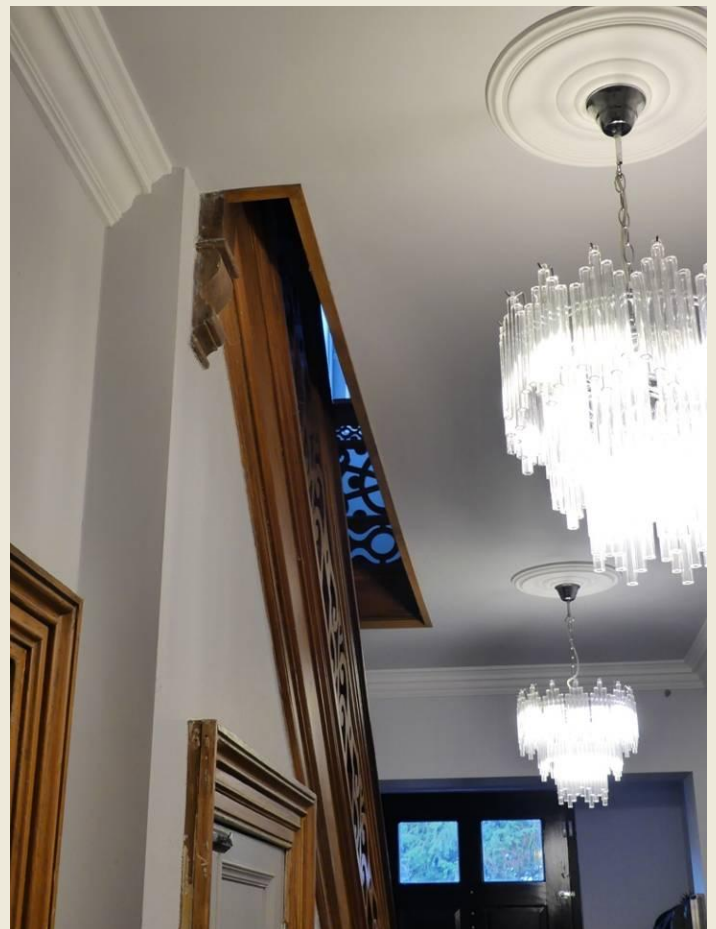
With approximate dimensions comprises;

ENTRANCE HALL

Steps rising to the stunning entrance door, fitted mat well. Beautiful entrance hall with extremely attractive wall paneling & grand original timber stairs delightful carving rising to the first floor with attractive carpet & stair rods. Light points, part paneling, wood effect flooring. Door to the cellar.

CELLAR

Door & steps descending to the cellar.





DRAWING ROOM





DRAWING ROOM

Currently used as a perfect chic & refined drawing room with a superb bar area, the room is generously proportioned and enjoys a pleasing garden vista. Ceiling light points with ceiling roses, ceiling cornice, windows with bespoke plantation shutters, TV & telephone points, mirrored recess with 'bar' area & base level cupboard beneath, wood effect floor, radiator, stunning painted paneling





SITTING ROOM

Relaxed & painted in soft restful tones, the elegant family friendly room boasts a charming garden view. Two ceiling light points with ceiling roses, ceiling coving, wall mounted TV point, window to the side elevation & French doors with both side & upper panes leading to the rear enclosed garden, attractive fireplace surround with wood burning stove, wood flooring.



KITCHEN DINING FAMILY ROOM

An expansive family friendly space, being ideal for everyday life and partying. Very much the 'heart of the home' with particularly attractive feature exposed brickwork, comfortable seating & dining areas and with direct courtyard access, the kitchen dining family room enables the essence of sociable family living & entertaining.

Contemporary styled white gloss wall, base level & drawer units. Substantial island unit featuring beautiful work surface & under mounted sink unit with mixer tap and hob, integrated dishwasher. Full width cupboards with integrated eye level ovens, integrated fridge freezer. Ample space for table & chairs within the excellent kitchen space. Part open sectional feature with family area beyond.

UPVC double glazed sliding doors leading from the family area into to the courtyard. Combination ceiling light points & recessed ceiling spot lights, highly attractive exposed feature brick wall, French doors to the enclosed garden & window to side.

Attractive flooring, TV point, two windows to the rear elevation with charming garden view.







LEISURE / PLAY ROOM

An excellent versatile space with ceiling light point, window, wood floor, radiator.



UTILITY ROOM

Light point, gas fired central heating boiler, space & plumbing for washing machine etc.

WC

Concealed cistern WC, wash hand basin, recessed ceiling spotlights, part tiled walls, window, continuation of floor covering.

BOOT ROOM / REAR VESTIBULE

Recessed ceiling spotlights, window & door to the courtyard, space for appliances, floor covering, ample storage space.

OFFICE

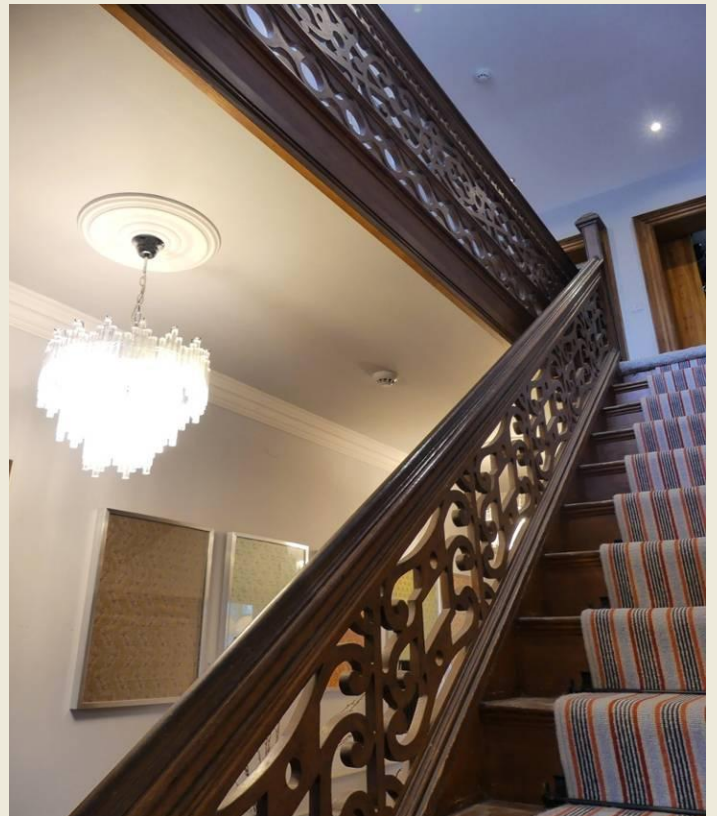
High ceiling with sky light, spotlights, window, range of fitted cupboards & shelves, continuation of flooring.





GALLERIED FIRST FLOOR LANDING

Recessed ceiling spotlights, window with pleasant outlook, beautiful ornate fretwork style carving to the original staircase, bespoke highly attractive storage cupboards, loft access.
Built in shoe racks, door & stairs rising to the attic rooms.





MASTER BEDROOM ONE

An excellent well proportioned room with ceiling light point, radiator, two windows with pleasant outlooks, TV point, door to the luxurious ensuite.

LUXURIOUS ENSUITE BATH & SHOWER ROOM

Split level ensuite, tiled surround to bath, large walk in shower with fixed glass screen & mains shower, attractive fully tiled walls, various inset spotlights & lighting, window to the side with glorious outlook over Dorfold Hall Estate gowned fields to the open view beyond, concealed cistern WC, large wash hand basin with cupboard unit beneath, range of wall mounted mirror fronted cupboards with lighting, tiled floor, tall chrome ladder radiator.





BEDROOM TWO

Ceiling light point, radiator, window with pleasant outlook, fitted shelving to recesses.

BEDROOM THREE

Ceiling light point, radiator, window with pleasant outlook.



FAMILY BATH & SHOWER ROOM

Split level bath & shower room. Superbly remodelled including tiled surround bath, large walk in shower with fixed glass screen & mains shower, concealed cistern WC, wash hand basin, recessed ceiling spotlights, stunning part tiled walls & floor, built in tiled shelving, windows to two sides with outstanding view, radiator, extractor fan.



BEDROOM FOUR

Ceiling light point, radiator, built in wardrobe, window with superb outlook.



FAMILY BATH & SHOWER ROOM



BEDROOM FIVE

Ceiling light point, radiator, dual aspect windows with attractive outlook.



SHOWER ROOM

Chic & elegant being fitted with large walk in shower with fixed glass screen & mains shower, attractive fully tiled walls & floor, low level WC, wall mounted wash hand basin, recessed spotlights, sky light, radiator.





SECOND FLOOR ATTIC ROOMS:-

Stairs rising from the first floor landing to the attic rooms with charming over stairs built in cupboard. The two rooms have vast opportunity to create dedicated work, studio or hobby space etc and benefit from power & roof light to each room.

Built in landing cupboard.

ATTIC ROOM ONE & ATTIC ROOM TWO

EXTERIOR

Right of way over private cobbled driveway, which leads to the charming cluster of cottages etc (pedestrian & vehicular to the parking area for the cottage). Store with timber door. Additional store with oil storage tank & ample storage facilities.

The cottage boasts an excellent parking area with gated access to the excellent size garden.

Enclosed & boasting a high degree of privacy, the lawned garden is glorious with a corner raised deck seating & entertaining area which offers a delightful view over the adjoining privately owned fields towards the canal. There are 2 outbuildings and the vendors have used the cream coloured unit as a summer house which has a window, power & light. There is a garage which the current vendors used for storage - they offer versatile uses for prospective purchasers.

COURTYARD & STORES

The courtyard is accessed via gates from the principle parking area via gates, being paved & featuring two useful buildings with sinks, power & light.

EPC RATING: C

COUNCIL TAX BAND: TBC

SERVICES

All mains water & electricity are connected (subject to statutory undertakers costs & conditions).

Gas fired central heating & septic tank drainage.

Ground source heat pump. Under floor heating to the ground floor & bathrooms.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail:

nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.



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MARKET APPRAISAL

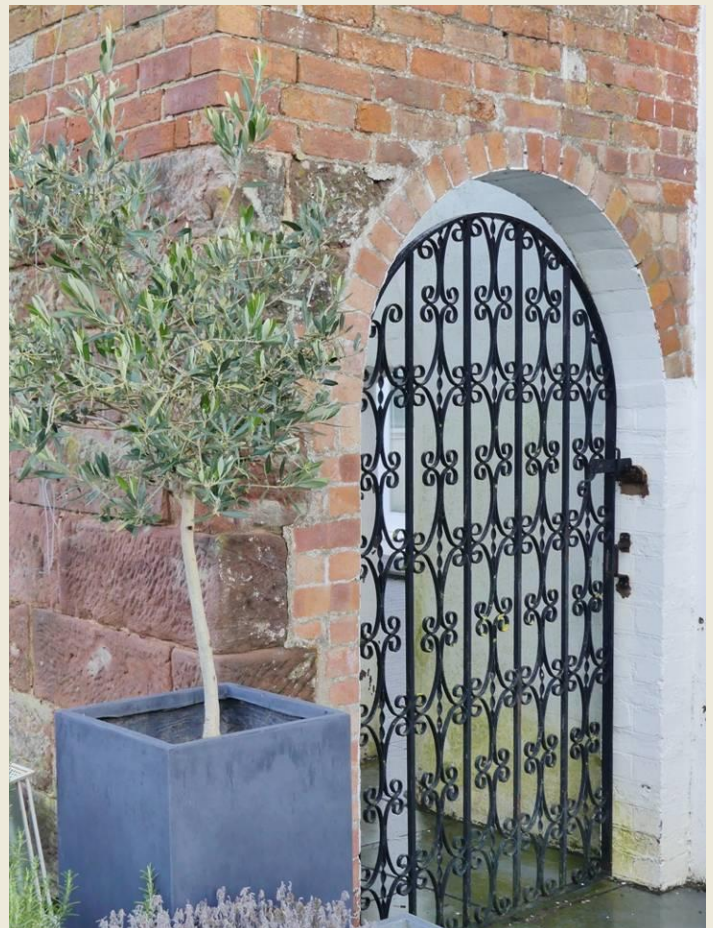
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** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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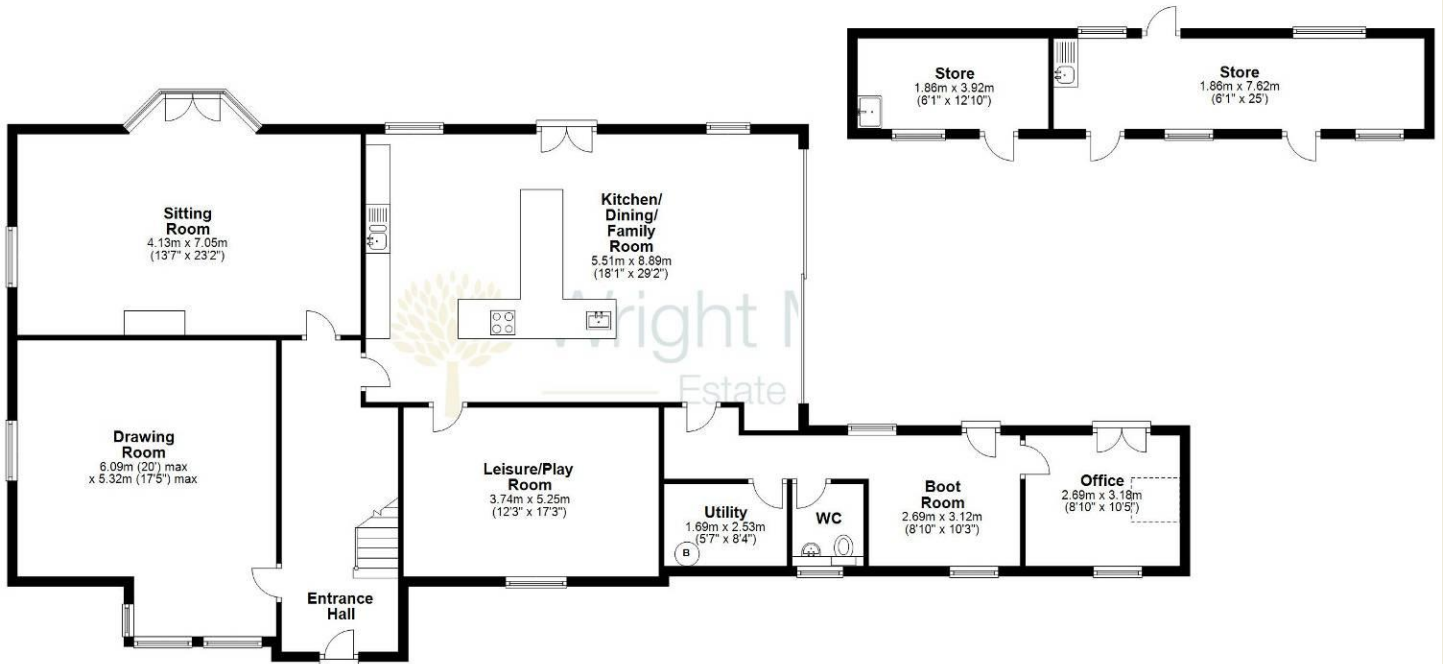






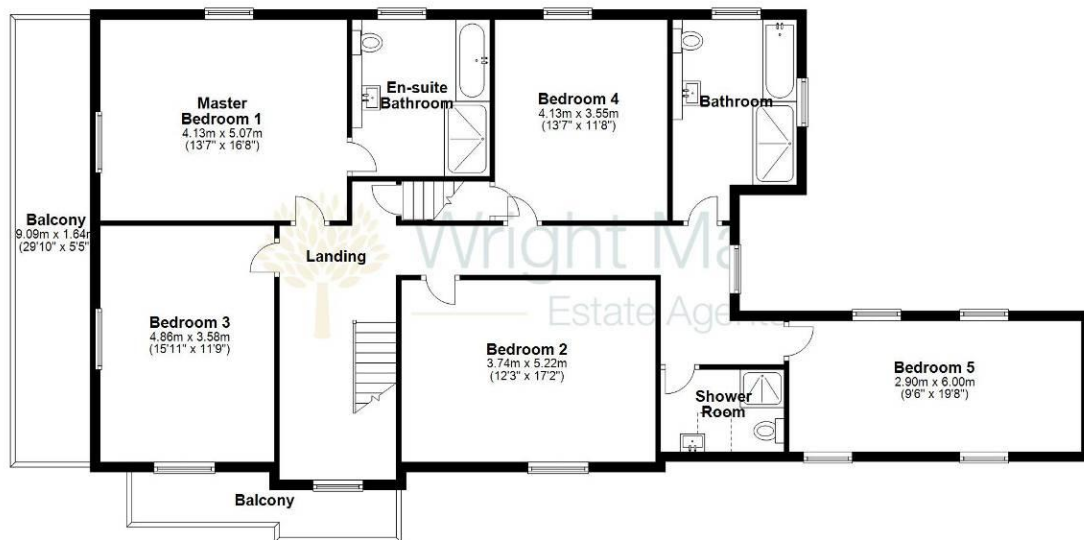
Ground Floor

Approx. 197.2 sq. metres (2122.3 sq. feet)



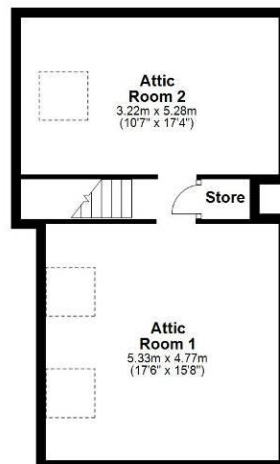
First Floor

Approx. 142.1 sq. metres (1529.4 sq. feet)



Second Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



Wright Marshall
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