



## Brook Cottage

Sadlers Wells, School Lane, Bunbury, CW6 9NU

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Guide Price - £600,000

Located in the highly desirable Cheshire Village of Bunbury, Brook Cottage presents an exceptional chance to personalise a project property and create a forever home. Presently in need of extensive refurbishment, this charming cottage offers ample opportunity for enhancement or redevelopment. Positioned on a generous plot with meticulously maintained gardens and off-road parking. Brook Cottage boasts a welcoming entrance hall, two reception rooms, kitchen, utility room, as well as three bedrooms and a bathroom on the first floor. EPC rating F

## LOCATION

Bunbury, nestled in Cheshire and situated south of Tarporley and northwest of Nantwich along the Shropshire Union Canal. Boasting a charming array of amenities, these include a Co-op convenience store, café, a beloved village chip shop, hairdressers, and three local public houses.

In terms of recreation, Bunbury offers a cricket pavilion, sports pitches, tennis courts, a scout hut, and a village hall, catering to various interests.

For those with commuting needs, the village's strategic location provides convenient access to major motorway networks, facilitating easy connections to commercial hubs across the northwest.

Regards education, there are a number of noted primary and secondary state schools plus private education is serviced via Kings and Queens of Chester and Abbeygate College in Saighton.

## OVERAGE CLAUSE

The vendor reserves the right to claim overage arising from the grant of beneficial planning consent, obtained for more than one residential dwelling at a rate of 30% of any uplift in land value for a period of 20 years from the date of completion.





## ACCOMMODATION

Entrance is approached via the driveway.

### ENTRANCE HALL

Double glazed door through to the entrance hall, stairs to the first floor landing, radiator.

### RECEPTION ROOM 1

Windows to front and rear, storage cupboard, connecting door through to the second reception room.

### RECEPTION 2

Windows to front and rear, tiled fireplace, radiator.

### KITCHEN

Window to side and rear, wall base and drawer units, double drainer sink unit, floor mounted boiler.

### FIRST FLOOR LANDING

Window to side, airing cupboard.

### BEDROOM 1

Windows to side and rear, radiator.

### BEDROOM 2

Window looking out onto the gardens, decorative fireplace, radiator.

### BEDROOM 3

Window to rear, radiator.

### BATHROOM

Window to front, panel bath, WC and wash hand basin, radiator.

### OUTSIDE

Driveway parking plus the convenience of brick shed. Beautifully maintained lawned gardens, mature borders, pond and stream.



## MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical

boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## FIXTURES & FITTINGS

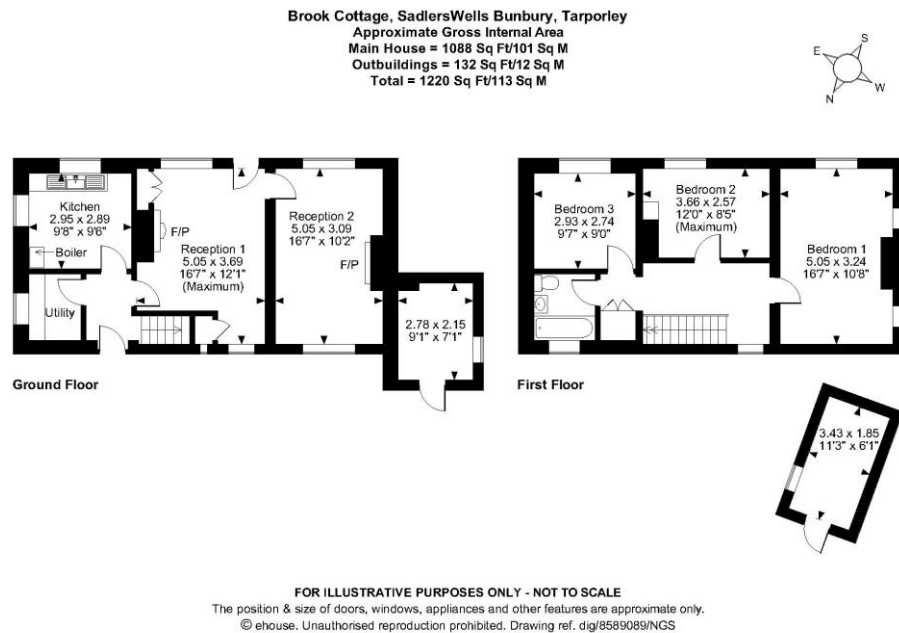
Fixtures and fittings are excluded from the sale.

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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