



## Willerby House Swanley Lane

Burland, Nantwich, CW5 8QB

Offers in excess of £600,000





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## Summary

This characterful detached family home in the hamlet of Burland, designed by a local architectural practice, offers a wealth of desirable features too numerous to mention. Surrounded by open fields, woodlands in an area abundant with wildlife, this property provides a true rural lifestyle without being remote. It also boasts the originally designed and incorporated planned potential for further enhancement, with readily convertible lofts and very feasible open plan ground floor living.

Enter through the front porch with ceramic tiled entrance hall, leading to a creative interconnecting internal layout featuring a fitted kitchen, dining room with French doors opening to a charming patio area, a south-facing conservatory with French doors, again opening onto the patio and overlooking the naturalised garden and mature trees. There is a square interconnecting triple aspect living room enjoying a cascade of natural light and views into woodland, a dual aspect study, a utility room with a sunken (ideal for muddy pets or children) shower base, a wc and two walk in storage cupboards.

The first floor encompasses a spacious master bedroom with a dressing area and en-suite, alongside three additional double bedrooms and a family bathroom complete with a separate shower and bath. All bedrooms have fully fitted built in wardrobes.

Outdoor features include a driveway for multiple vehicles, a large rear garden surrounded by greenery and woodlands and a secluded and flagged courtyard area.

This four-bedroom property presents a rare and unique opportunity for those seeking an idyllic family home, with the significant benefit of expansion and personalisation at very economic cost and modest upheaval.

Do not miss out on the chance to view this rare and exceptional property - schedule a viewing today !

## Burland, Nantwich

Situated in the picturesque hamlet of Burland, this home offers a truly idyllic rural retreat in the much sought-after area of South Cheshire, providing swift access to major commercial centres, motorway access and travel hubs in the Northwest.

Within less than 10 minutes' drive is the charming and historic town of Nantwich, with its rich history and vibrant market atmosphere, speciality shops, period buildings, and picturesque river and canal side walks. Nantwich truly embodies the essence of Cheshire life.

For those with educational requirements the property is ideally located within five minutes of pick-up points for two prestigious Cheshire private schools, together with numerous local and highly rated highly rated primary and secondary schools and colleges.

Beyond the property's immediate surroundings, residents can take advantage of nearby recreational facilities including a variety of sports clubs and gyms, a swimming pool and renowned outdoor brine pool as well as golf courses in Tarporley, Crewe, and Whitchurch. Snowdonia and the Peak District beckon locally with the North Wales Coastline and Lake District an achievable day trip.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

## Ground Floor

### Entrance Hallway

20'4" x 6'2" (6.22 x 1.88)

### Lounge

17'10" x 16'1" (5.44 x 4.92)

Triple aspect living room that floods the space with an abundance of natural light. This stunning feature makes for a bright and welcoming atmosphere, perfect for relaxing or entertaining guests.

## Kitchen

14'5" x 10'0" (4.40 x 3.06)

Dual aspect fitted kitchen, which was planned for replacement, with double doors leading through to dining room which could readily be made open plan by the new owners.

## Dining Room

14'5" x 10'1" (4.40 x 3.09)

Delightful dining room with French doors that open up onto an alluring patio area, ideal for al fresco dining and entertaining guests. The non load bearing internal wall offers the potential to create a large open plan kitchen diner to suit modern family living.

## Conservatory

15'1" x 8'3" (4.62 x 2.52)

Interconnecting South facing conservatory, offering intimate views of the picturesque patio and garden. The perfect setting for enjoying your morning coffee or hosting gatherings with family and friends.

## Study

11'2" x 10'0" (3.42 x 3.06)

A versatile study offering the potential to be transformed into an additional cosy lounge area or playroom.

## Utility Room

11'2" x 6'9" (3.42 x 2.08)

Fitted cupboards with laundry and additional refrigerator spaces.

## Downstairs / Guest WC

6'2" x 2'9" (1.88 x 0.85)

Downstairs WC ideal for guests.

## Walk in Illuminated shelved Storage Cupboard

4'10" x 2'9" (1.48 x 0.85)

## Walk in Illuminated Under Stair Storage

4'4" x 2'6" (1.33 x 0.77)

## First Floor

### Landing

20'4" x 6'2" (6.22 x 1.88)

### Master Bedroom

16'1" x 9'2" (4.92 x 2.81)

Spacious master bedroom with en-suite and dressing area, offering picturesque views of the rear garden and woodlands.

### Dressing Area

7'10" x 6'9" (2.40 x 2.07)

Dressing Area with two double built in wardrobes.

### En-suite

8'2" x 7'10" (2.51 x 2.41)

Comprising of four piece suite.

### Bedroom Two

14'5" x 10'0" (4.40 x 3.06)

Dual aspect double bedroom with built in wardrobe overlooking the front elevation and garden.

### Built In Wardrobe

6'11" x 2'2" (2.12 x 0.68)

### Bedroom Three

11'2" x 10'0" (3.42 x 3.06)

Double bedroom with built in wardrobe overlooking the front elevation.

### Built in Wardrobe

4'11" x 2'2" (1.50 x 0.68)

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### Bedroom Four

14'5" x 7'4" (4.40 x 2.26)

Dual aspect double bedroom with built in wardrobe overlooking the rear garden.

### Built in Wardrobe

6'11" x 2'2" (2.12 x 0.68)

### Family Bathroom

11'2" x 10'2" (3.42 x 3.11)

Large family bathroom comprising of 5-piece suite including a separate walk in shower and bath.

### Storage and Utilities Cupboard

2'10" x 1'5" (0.87 x 0.44)

### Storage

2'10" x 2'4" (0.87 x 0.72)

### Externally

### Driveway Parking & Double Garage

Driveway parking for several vehicles, leading to a detached double garage complete with workshop space, a storeroom, and a floored loft with attic trusses - perfect for those seeking additional storage space or room for further development.

### Front & Rear Gardens

Beyond the mature front and rear gardens there are serene views of open fields to the west and the Llangollen Spur canal beyond, together with established woodlands bordering on the east the making this home a nature lover's paradise. The covered walkway from the house to the garage offers convenience and ease in all weathers, whilst the rear garden features a spacious patio area that spans the full width of the plot, perfect for children's play, family gatherings or simply relaxing on the swinging chair beneath the apple tree.

### Tenure

Freehold - to be confirmed by the Vendor's solicitor.

### Possession

No onward chain with vacant possession on completion.

### Energy Performance Rating

Current Rating: D

### Local Authority

Cheshire East Council - Band F

### Viewing

Strictly by appointment only. Call New Adventure Homes today!

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Road Map



Hybrid Map



Terrain Map



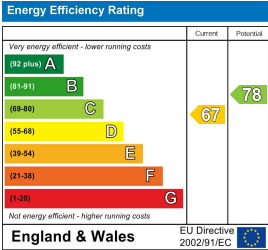
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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