



'WATERS EDGE' | CHESTER ROAD | STOKE | NANTWICH | CHESHIRE | CW5 6BT | OIRO £750,000



‘Waters Edge’,

Chester Road, Stoke, Nantwich, Cheshire, CW5 6BT

Nestled in a charming & discreet enclave of exclusive homes just on the North side of Nantwich, this fine country home is simply exceptional & forms a most idyllic and distinctive opportunity for buyers perhaps dreaming of a canal side home. Coupled with having the benefit of its own mooring, 'Waters Edge' certainly stands out for all the right reasons & this most certainly is a remarkable opportunity.

Beautifully presented throughout, the charming & surprisingly spacious interiors with two generous reception rooms offer wonderful proportions over two floors richly filled with immense charm and character including exposed beams. Luxurious the enchanting & unique two bedroom, two bathroom detached barn is the epitome of a sublime country residence and from the gardens & in fact many windows, the views are totally enjoyed. beyond the canal itself.

Briefly comprising; Enclosed Porch, Spacious Kitchen Dining Family Room with AGA, Utility Room, Cloaks WC, Dining / Sitting Room, Living Room with vaulted ceiling. First Floor Landing, Master Bedroom One with vaulted ceiling & Ensuite Bath and Shower Room, Bedroom Two with vaulted ceiling, Dressing Room & Ensuite Bathroom. Incredibly pretty 'French' style flagged rear courtyard. External Home Office, Workshop. Ornate gates open to the lawned garden to the rear with seating area & amazing views over the canal. Front lawned garden with rich planting (note: public footpath to right hand side via pathway).

Two car timber open garage. Solar panels, oil fired C.H & double glazing throughout. Viewing is highly recommended to fully appreciate this incredibly rare & magical property.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich on the A51 towards Barbridge (Chester / Tarporley). Just beyond the Equine centre on the left, turn right (for sale board visible) & proceed along the lane to the delightful enclave of select & exclusive country homes. Turn left by the sweeping brick wall & follow this around into the further courtyard area where the sign post marking 'Waters Edge' will be observed. Proceed a little further where the delightful residence will be observed on the right hand side & garage to the left.



NEARBY NANTWICH TOWN

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.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL





SPACIOUS KITCHEN DINING FAMILY ROOM (19 x 28')





UTILITY ROOM (8'2 x 8'6)

DINING / SITTING ROOM (19'4 x 13'5)



CLOAKS / WC





LIVING ROOM (33'10 max x 13'9)





FIRST FLOOR LANDING

ENSUITE BATH & SHOWER ROOM

MASTER BEDROOM ONE (19 x 13'9)





BEDROOM TWO

ENSUITE BATHROOM





EXTERIOR





STUDY (8'2 x 12'10)

OUTSIDE WC

WORKSHOP (8'10 x 9'6)

DETACHED TIMBER TWO CAR OPEN GARAGE



EPC RATING: C

COUNCIL TAX BAND: F



SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired central heating. Private drainage. Solar panels.

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 & PLANS

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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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

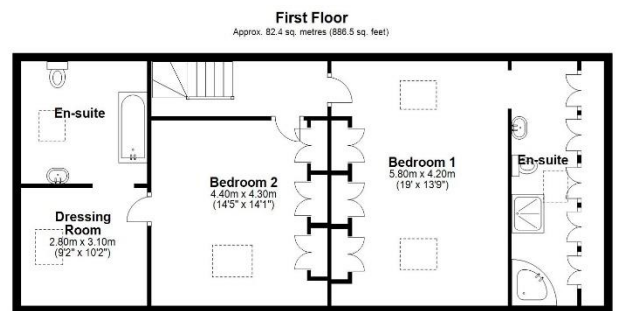
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.







Total area: approx. 246.5 sq. metres (2653.5 sq. feet)
Waters Edge