



'YEW TREE COTTAGE' | STONELEY GREEN | BURLAND, NANTWICH | CHESHIRE | CW5 8QA | OIRO £775,000





Welcome to this charming detached house located in the picturesque rural hamlet of Stoneley Green. Situated in a sought-after rural area, this property offers a tranquil escape while being just a 15-minute drive from the bustling town of Nantwich.

This traditional cottage has been thoughtfully extended to create a spacious and family-friendly living space. Boasting generous gardens, perfect for enjoying the glorious surroundings and providing ample space for outdoor activities or relaxation.

The superb flexible layout of this home allows for versatile living arrangements, catering to the needs of modern families. With a blend of traditional charm & contemporary design, this property offers a unique opportunity to own a home that combines character with functionality.

Don't miss out on the chance to own a piece of countryside paradise in Cheshire.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WONDERFULLY CHARMING & VERSATILE COUNTRY RESIDENCE**







#### DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights. At the 3rd set of traffic lights turn left into the prestigious Welsh Row. Continue to the enclave of Acton & turn left just before the beautiful Church into Monks Lane. Turn left & at the next junction continue ahead into Springe Lane. Just before the small canal bridge, turn left into Swanley Lane & take the right turn into Stoneley Green where the property will be observed on the right hand side on the corner.

#### LOCATION

Nestled in a picturesque & sought after rural setting with inspiring views across fields. Stoneley Green is the epitome of glorious rural location yet within a short drive from Nantwich etc.

#### 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;

RECEPTION HALL

LOUNGE (15'5 x 12'10)







DINING BREAKFAST ROOM (14'5 x 14'1)

KITCHEN







GARDEN ROOM (13'9 x 13'1)

FORMAL DINING ROOM (13'1 x 10'10)

STUDY / PLAYROOM (10'10 x 7'10)







FIRST FLOOR LANDING

FAMILY BATH & SHOWER ROOM (10'10 x 7'7)

BEDROOM TWO (14'1 x 9'6)



BEDROOM THREE (14'1 x 12'1 max)

BEDROOM FOUR (10'10 x 10'10)





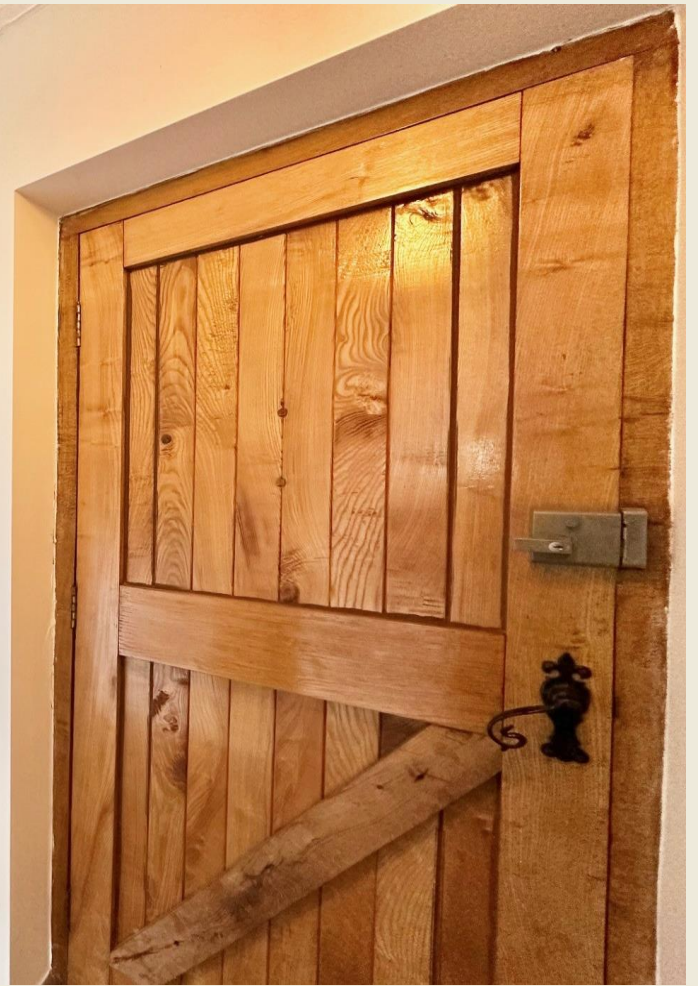


MASTER BEDROOM ONE (12'10 x 11'2)

ENSUITE SHOWER ROOM







#### AGENTS NOTE:-

There is potential to create an annex space utilising the existing ground floor Bedroom, Garage, Two Stores & Shower Room, if required & subject to any necessary consents.

REAR HALL

CLOAKS WC

UTILITY ROOM







BEDROOM / LEISURE ROOM (17'1 x 10'10)

GARAGE (26'11 x 13'5)

STORE (1) (13'5 x 10'6)

STORE (2)

SHOWER ROOM

ENTRANCE VESTIBULE

#### EXTERIOR

Standing in a glorious corner plot position in tranquil surroundings in a semi rural location. Approached through a timber gate & over an extensive driveway there is certainly ample parking & turning space for numerous vehicles.

The pretty extended country home stands resplendently within its charming and generous established lawned gardens.

Well stocked borders and a variety of specimen trees etc offer a serene space in which to enjoy the surroundings.

The views are utterly divine with complete privacy in which buyers can fully immerse themselves in the tranquil setting, relax, entertaining & party!

EPC RATING: E

COUNCIL TAX BAND: G

#### SERVICES

All mains water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired central heating. 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. 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](mailto: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.









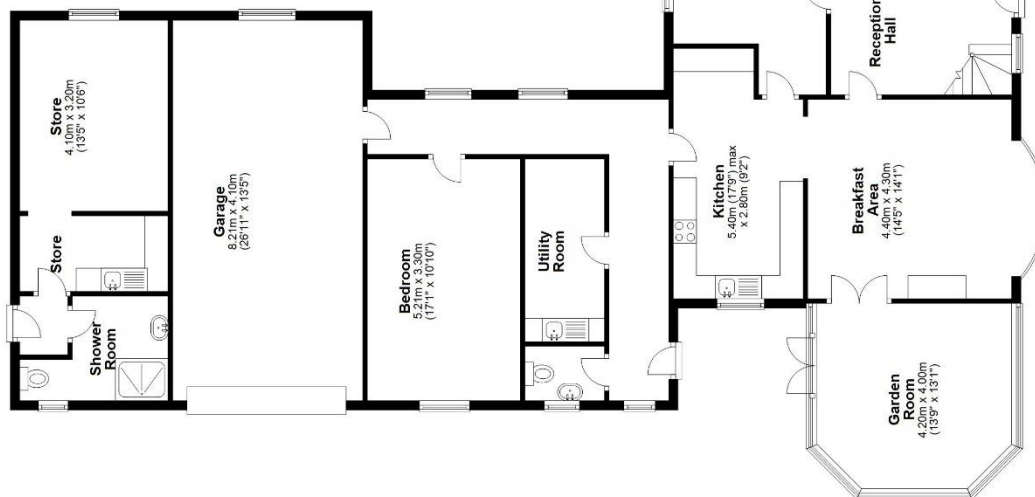




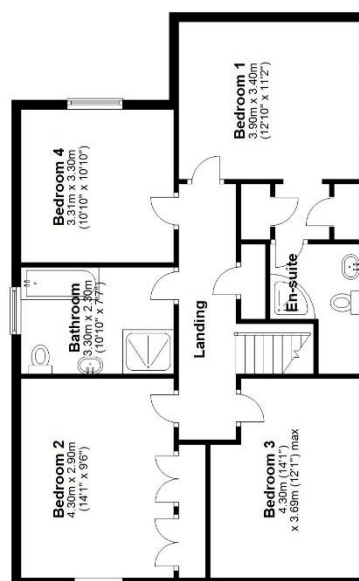




**Ground Floor**  
Approx. 203.9 sq. metres (2247.4 sq. feet)



**First Floor**  
Approx. 79.9 sq. metres (859.3 sq. feet)



Total area: approx. 283.8 sq. metres (3079.1 sq. feet)  
**Yew Tree Cottage**