



SUNNY VILLA, OVER ROAD, CHURCH MINSHULL, NANTWICH, CHESHIRE, CW5 6EA

Approximate Gross Internal Area: 140.1 m² ... 1508 ft² Includes Outbuildings

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Charming traditional cottage located in the picturesque village of Church Minshull with NO CHAIN. The delightful property offers a perfect blend of traditional character & modern potential, boasting two reception rooms and three bedrooms. Situated in a stunning rural location, this cottage offers breath taking open views, allowing you to immerse yourself in the beauty of the countryside. The potential for modernisation, enlargement, or extension (subject to necessary consents) provides a unique opportunity to tailor the property to your specific needs & preferences. Rear lawned garden, range of stores & field to the side. (Total area - approx 0.709 acre). Embrace the opportunity to create a bespoke living space in a truly idyllic setting. GUIDE PRICE: £375,000 - £425,000

DIRECTIONS

Proceed from the Agents Nantwich office to Church Minshull village, turning left at the mini roundabout, just beyond The Badger Public House. Continue (signed Winsford) & proceed out of the centre of the village up the bank. The property will be observed on the right hand side before Lea Green Lane marked by our for sale board.

DESCRIPTION

An extremely attractive traditional three bedroom detached period cottage with scope to reconfigure, enhance & potentially extend the existing accommodation (subject to any necessary planning consents etc). Briefly comprising; Entrance Hall, Sitting Room, Living Room, Kitchen Breakfast Room, Conservatory / Entrance, WC. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom. Situated within a highly sought after location with spectacular vistas over the mature garden, field to the side, front & rear. There is an ample driveway & various outside stores etc. GUIDE PRICE £375,000 - £425,000. NO CHAIN AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

CHURCH MINSHULL

Church Minshull is essentially rural in character & a picturesque 17th Century black & white Cheshire village which is situated alongside a Roman crossing point on the River Weaver just off the A530 Nantwich to Middlewich Road. Church Minshull makes a delightful base in which to live, whether in retirement, or, if requiring to commute, the village is within easy reach of Nantwich and Crewe both about 5 miles distant. Crewe railway station offers a 1hr 30min Intercity rail service to London Euston. Leighton Hospital is 2 miles. Winsford 4 miles and Tarporley with a full range of village amenities is some 9 miles to the West. Northwich is 10 miles north and the City of Chester lies some 20 miles to the West. Junctions 16 (South) and 18 (North) on the M6 motorway lies about 10 miles to the East, facilitating commuting to Manchester and The Potteries. Manchester International Airport is less than 1 hrs drive to the north via the M6 and M56 and offers the gateway to Europe and beyond with schedules flights to most major cities of the World. The Village Church St Bartholomews was rebuilt in 1702 and contains the vault of Field Marshall George Wade - Commander of the Kings Army during the 1745 Jacobite rebellion. John Milton, the poet married Elizabeth Minshull in 1660 who lived opposite the church in one of the oldest surviving properties, Church farm, with its traditional magpie porch jutting out on pillars.

The Badger Inn Public House, built in the 18th Century is located next to the Village Church and offers a wide range of traditional beers, a broad selection of wines, fresh food and accommodation.

NANTWICH

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;

ENTRANCE PORCH

HALL

SITTING ROOM

(11'1 x 9'1) ((3.38m x 2.77m))

LIVING ROOM

(12'7 x 9'2) ((3.84m x 2.79m))

KITCHEN BREAKFAST ROOM

(18'4 x 8'1) ((5.59m x 2.46m))

CONSERVATORY / ENTRANCE

(17'4 x 6'1) ((5.28m x 1.85m))

WC

FIRST FLOOR LANDING

BEDROOM ONE

(12'7 x 9'1) ((3.84m x 2.77m))

BEDROOM TWO

(12'8 x 9'1) ((3.86m x 2.77m))

BEDROOM THREE

(9'1 x 6'6) ((2.77m x 1.98m))

BATHROOM

(9'1 x 6'7) ((2.77m x 2.01m))

EXTERIOR

The property boasts lawned gardens to the front & rear, a range of stores and a field to the side. In all, extending to approx 0.7 acre. The property & grounds are accessed over the driveway to the front of the property which leads to the cottage itself. (Please note, no other access is in place for the field to the side etc).

ATTACHED SHED

(18'10 x 8'4) ((5.74m x 2.54m))

WASH HOUSE

(15'3 x 7'3) ((4.65m x 2.21m))

WORKSHOP

(8'3 x 7'10) ((2.51m x 2.39m))

STORE

(14'3 x 11'5) ((4.34m x 3.48m))

EPC RATING: G

COUNCIL TAX BAND: E

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). No mains central heating. Private drainage (septic tank). 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

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.