



'MAGPIE COTTAGE' | CUCKOO LANE | ACTON | NANTWICH | CHESHIRE | CW5 8LL | OFFERS OVER £650,000



A charming quintessential Grade II Listed Thatched Cottage, circa 1620, of considerable character and appeal incorporating a medieval style parterre 'Box Garden'. Standing resplendent in glorious 'parkland' gardens and grounds, the magnificent and utterly beautiful period Cottage offers an increasingly rare opportunity to live in a unique character home whilst engaging with glorious gardens and impressive rural surroundings, yet within either a short drive or a cross country meander to Nantwich Town Centre.

Briefly comprising; Entrance hall with beautiful door, Living Room with a wealth of beams and wood burning stove, Formal Dining Room with beams, brickwork and fireplace, Breakfast Kitchen, Utility/Laundry Room, Cloaks/WC, Study.

First Floor Landing, Master Bedroom One with Ensuite Shower Room and walk in wardrobe, Bedroom Two, Bedroom Three, Family Bathroom. Externally, the gardens are particularly beautiful with a 'parkland' feel, including a 'Box' parterre garden vegetable and soft fruit beds, Welsh Oak double Car Port, triple timber Stable Block, extensive gravel drive and turning circle, large lawn and Paddock beyond extending to approx. 2.479 acres.

In all, the house, gardens and Paddock extends to approx. 3.228 acres.

VIEWING IS STRONGLY ADVISED TO APPRECIATE THE EXCEPTIONAL COUNTRY RESIDENCE





DIRECTIONS

From our Agent's Nantwich Office go along Hospital Street towards Church Lane. At the roundabout take the 2nd exit onto Pratchetts Row. Continue to follow the A534. At the roundabout take the 2nd exit onto Water-Lode. Turn right onto Chester Road for 1.4 miles. Turn left onto Monks Lane. Turn right into Cuckoo Lane, and the stunning property will be observed on the right hand side.

ACTON

Acton lies about half a mile North West on the outskirts of the historic market town of Nantwich. It is a small village mentioned in the Domesday Book and scene of a battle (1643) in the English Civil War. The site is close to St Marys Church and Acton Church of England Primary School (about 1/4 mile distant). Acton is known for Dorfold Hall, a magnificent Jacobean Mansion, believed to have been built on the site of the Manor of Edwin, the last Saxon Earl of Chester, who was a grandson of Lady Godiva. The area is agricultural, with dairy farming the main industry. Around a third of the area falls within the Dorfold Estate. Historically, agriculture was the major employer, but it has now been overtaken by the service industries, with many residents commuting significant distances outside the parish to work.

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. 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 1 hr 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;

BREAKFAST KITCHEN (17' 2" x 15' 11")

An exceptional, beautifully light and spacious room with comprehensively well equipped Kitchen with numerous wall, base and drawer units to two elevations, solid wood work surface, inset ceramic 1.5 bowl stainless steel drainer unit and mixer tap, 3 double glazed windows to two elevations, recessed ceiling spot lights, part tiled walls, wall light point, 2 radiators, stunning stone floor. Appliances include: 5 burner (LPG) gas hob with electric hood over, eye level electric double oven/grill, integrated microwave oven. Base level units with integrated fridge freezer, loft access.

Doors to Utility Room, Dining Room and Study/Library.

UTILITY ROOM

Space and plumbing for washing machine and condenser dryer. Space for tall fridge and freezer, sky light, recessed ceiling spot lights, continuation of floor, radiator. Door to Cloaks/WC.

CLOAKS WC

Contemporary style having been replaced recently. Low level WC, pedestal wash hand basin, recessed ceiling spot lights, electric fan, radiator, continuation of floor.





STUDY (12' 2" x 9' 10")

Recessed ceiling spot lights, roof light, smoke detector, stunning parquet floor, radiator, original wall beams, beautiful door to the Living Room.

FORMAL DINING ROOM (16' 9" x 15' 11")

An exceptional room with an outstanding wealth of character. 4 wall light points, 3 wooden double glazed windows to 2 elevations, a wealth of ceiling and wall beams, radiator, telephone point, wood burning stove inset into brick fireplace with timber surround, quarry tiled floor.





LIVING ROOM (16' 9" x 16' 4")

An enchanting refined and beautiful space, with 4 wall light points, 2 radiators, beautiful parquet floor, wooden double glazed window to front with a view of the parterre garden, 2 recesses with shelves, solid oak bespoke front door, quarry tile floor to fireplace, wood burning stove with chimney style flue and brick arch over, TV point. Stunning pine door accessing the enclosed stairs rising to the First Floor.





FIRST FLOOR LANDING

Ceiling light point, wall light point, smoke detector, sealed loft hatch, part exposed original floor boards. Framed exposed section of wattle & daub.

BEDROOM TWO (16' 4" x 6' 6")

An equally charming room with ceiling light point, 2 wooden double glazed windows to front with an exceptional view towards open fields, radiator and various exposed beams.





BEDROOM ONE (15' 11" x 11' 2")

Ceiling light point, 2 wooden double glazed windows to 2 elevations with outstanding views, ceiling light point, telephone point. Walk in wardrobe with shelving and hanging with ceiling light point and small window.

ENSUITE SHOWER ROOM

Well presented, with corner shower cubicle and electric shower, low level WC, pedestal wash hand basin, wooden double glazed window to side, exposed beams and inset shelving, tiled floor, ceiling light point.





BEDROOM THREE (10' 2" x 9' 11")

Ceiling light point, low wooden double glazed window to rear, stunning exposed original floor boards, radiator.

BATHROOM

Ceiling light point, wooden double glazed window to rear, numerous wall beams, panel bath with mixer tap, low level WC, pedestal wash hand basin, exposed original floor boards, built in cupboard, ladder radiator.







EXTERIOR

3.228 TOTAL ACRES (0.746 ACRE GARDEN, 2.479 ACRE Paddock).

The Cottage stands resplendent amidst its majestic gardens & grounds, which in all extend to approx. 3.228 acres (0.303Ha). The vendors have meticulously cultivated the beautiful gardens, and have created a truly magical and awe inspiring garden. With various 'nods' to the character of the original building, there is a charming planted 'Box' parterre style garden with specimen topiary Yew & Holly, providing a stunning all year round feature.

Evergreens neatly clipped hedging is a notable feature throughout the garden, including a charming low 'Box' planted hedge to the turning circle, with mature tree. There is also a lawned front garden, various plants to the borders and specimen Roses. The property itself is accessed over a gravelled driveway (which in the spring boasts over 1000 daffodils) via a timber gate, bordered by various beautiful trees.

The driveway opens out to the extensive gravelled forecourt with central turning circle. Beautiful paved pathways softened by pretty planting provide access to a charming seating area and workshop there is also a double open French Oak superb CAR PORT, constructed by 'Welsh Oak Frame', currently used as a 'Summer' dining seating space, but is fully useable as a Car Port with 2 ceiling light points, concrete floor and external lighting.

There is also a DETACHED TIMBER TRIPLE STABLE BLOCK in excellent conditions and fully useable, though they are presently used as storage. Beyond is an extensive lawn with various trees including fruit trees (eating and cooking apples, pear, historic 'Denby' plum and Walnut tree). There are 2 greenhouses, vegetable plot, soft fruit plot, potting shed with heating and lighting. Ornamental pond, timber pergolas and charming seating areas.

The gardens are a gem, being extremely well maintained and presented in a glorious period 'parkland' style. Prospective purchasers will no doubt be overwhelmed by the impressive gardens and grounds.

WORKSHOP (11' 4" x 10' 10")

An excellent space, with separate access from the property itself, with light, power and wooden double glazed window to the front, radiator. There is a SHOWER ROOM/WC with shower cubicle, low level WC, wash hand basin, ceiling light point.

PADDOCK

Directly to the rear of the property is a Paddock extending to approx. 2.479 acres (1.003Ha) with both access from the garden and from Cuckoo Lane itself, making it ideal for ponies, Llamas etc., with stock fencing & hedging.



EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

All mains water and electricity services are either connected or available locally (subject to statutory undertakers costs & conditions). Oil Central heating and LPG for cooking. Private Septic Tank Drainage. 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

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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.

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** 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 **

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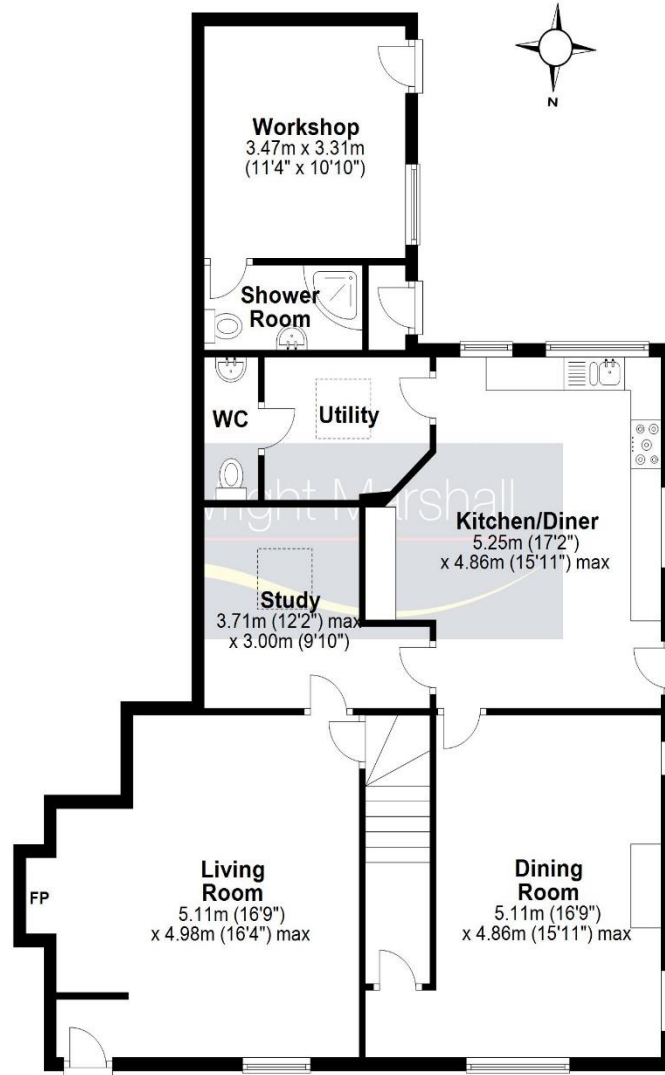






Ground Floor

Approx. 105.8 sq. metres (1139.3 sq. feet)



First Floor

Approx. 51.3 sq. metres (551.7 sq. feet)

