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Welcome to this charming semi detached property located in a most wonderful exclusive enclave of distinguished homes close to the canal & stunning countryside beyond. The delighted immensely characterful country residence boasts a generous 1,561 sq ft of living space, perfect for those looking for a cosy yet spacious home. Built in approx 1850, this property exudes character and history having been sympathetically converted to create a warm & inviting home. Offering a unique charm that is hard to find elsewhere with an incredibly deceptive living dining room, charming kitchen & ample space to entertain guests or simply relax after a long day the property features two spacious bedrooms with vaulted ceilings, providing comfortable accommodation for individuals, couples, or small families. Whether you're looking for a peaceful retreat or a place to call home, this property offers a warm and inviting atmosphere that is sure to appeal to many. Detached double garage & extensive driveway, manageable lawned garden, walled courtyard & separate vegetable/fruit plot.

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 'Little Owl Cottage' will be observed. The delightful residence will be observed on the right hand side & garage to the left.

DESCRIPTION

LOCATION

Nestled in a charming & discreet enclave of exclusive homes just on the North side of Nantwich within close proximity of the fabulous 'Snugburys' ice cream farm, this fine semi detached country home is simply exceptional & forms a most idyllic and distinctive opportunity for buyers perhaps dreaming of a home with a rich countryside location, walks on your doorstep & canal close by. 'Little Owl Cottage' certainly stands out for all the right reasons & this most certainly is a remarkable opportunity.

Beautifully presented throughout, the charming & surprisingly spacious interiors with a generous & naturally light reception room offers wonderful proportions over two floors richly filled with immense charm and character including exposed beams.

Luxurious the enchanting & unique two bedroom, two bathroom barn is the epitome of a sublime country residence and from the gardens & in fact many windows, the views are incredibly pretty, particularly beyond the nearby canal itself.

NEARBY 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:-

ENTRANCE HALL

Pretty heritage green colour painted wooden stable door with double glaze upper half. Ceramic tile floor, airing cupboard with hot water cylinder. Doors to the Cloaks WC, Utility Room 7 Dining Room leading to the Lounge.

CLOAKS WC

Beautifully appointed with Travertine tiles, there is an inset wash hand basin with tap on tiled surface, low level push button flush WC, attractive ceramic tiled floor with under floor heating and double glazed window.

UTILITY ROOM

Fitted with base level & wall mounted units, work surface with inset 1.5 bowl stainless steel sink unit and mixer tap. Space & plumbing for washing machine, ceramic tiled floor and double glazed window.

KITCHEN

11'2 x 10'7 (3.40m x 3.23m)

Comprehensively well equipped kitchen presented in a charming country style with various wall & base units, extensive wood block work surfaces with inset 1.5 bowl sink unit. Attractive 'Rangemaster' cooker with two ovens, grill and 5 ring electric hob, chimney style cooker hood with lighting. Integrated dishwasher, attractive ceramic tiled floor, electric radiator and double glazed window to the front elevation. Door opening to the Dining Room.

DINING ROOM

14'10 x 10'4 (4.52m x 3.15m)

Beautiful wood flooring with under floor heating, electric radiator, wall lights and double glazed patio doors to the highly pretty walled private courtyard garden with paved patio & charming planting.

LOUNGE

22'8 x 19'8 (6.91m x 5.99m)

An extremely surprising well proportioned space filled with an abundance of natural light & enjoying pleasant outlooks. Oak surround to wood burning stove with tiled back & sides to a feature corner fireplace with oak mantle. Double glazed window to the front elevation with door providing direct garden access, two double glazed bow bay windows to the side elevation, two electric radiators, wall lights and stairs rising to the first floor.

FIRST FLOOR LANDING

An unusual, distinctive & highly impressive landing space with high level storage, marvellous feature triangular double glazed window, two wall lights, magnificent characterful exposed timbers, electric radiator and stunning wooden flooring.

BEDROOM ONE

20'8 x 11'11 (6.30m x 3.63m)

A spacious yet comfortable principal bedroom with wonderful

views and fabulous vaulted ceiling with numerous exposed timbers. A charming double glazed porthole window provides a wonderful vista, two double glazed roof windows, electric radiator, television aerial point and wooden flooring.

BATHROOM

Corner bath with electric shower unit over, wash hand basin with mixer tap over attractive vanity unit, low level push button flush wc, heated towel rail, exposed timbers and two double glazed roof windows.

BEDROOM TWO

16'0 x 11'8 (4.88m x 3.56m)

A distinctive and superbly appointed room filled with much character and charm. The spacious bedroom features a double glazed porthole window, double glazed roof window exposed timbers and electric radiator. There are several exposed timbers which enable separation to the room for example a super bedroom space & separate office / dressing area.

SHOWER ROOM

Shower cubicle with mixer shower over, wash hand basin with mixer tap over attractive vanity unit, low level push button flush WC, heated towel rail, exposed timbers and double glazed roof window.

EXTERIOR

Approached over a residents access driveway, the property enjoys extensive parking via the driveway together with a DETACHED DOUBLE GARAGE with lighting, two windows to the rear, power points and two remote controlled roller doors. The property sits within a spacious yet manageable walled lawned garden to the front with excellent size paved entertaining patio. Access to the side of the property & dining room opens to the enchanting walled paved courtyard with water feature and pretty planted borders perfect for morning coffee etc. To the rear of the double garage situated across the entrance driveway is a secret garden which presently features vegetable and fruit beds with raised planting to retaining brick walls.

AGENTS NOTE:-

The property has underfloor heating installed but it is currently not in use. The high quality German electric radiators installed are more economical but the under floor heating may be reconnected if required.

EPC RATING:

COUNCIL TAX BAND: D

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired 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

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: E-mail: . 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 , 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; , 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.