



'CUCKOO COTTAGE' | CUCKOO LANE | ACTON | NANTWICH | CHESHIRE | CW5 8LL | OFFERS OVER £465,000



Nestled in the picturesque village of Acton just outside Nantwich, this Grade II listed semi-detached house is a true gem. Boasting three/four beds & two/three baths plus a spacious garden cabin providing flexible 4th bedroom & ensuite.

This enchanting & charming character cottage offers surprisingly spacious flexible accommodation with impeccable interiors.

The property exudes charm & character, with beautifully enhanced features throughout of which the current owners have lovingly created.

The glorious gardens surrounding the house provide excellent outdoor seating areas, perfect for enjoying the fine views of the surrounding countryside.

Located in an outlying village close to Nantwich, this property offers a peaceful retreat while still being within easy reach of amenities. Whether you're looking for a cosy family home or a tranquil getaway, this charming cottage has it all.

We thoroughly recommend early viewing in order to fully appreciate the amazing property.

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 - LOCATION

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 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;

HALL

Sold timber entrance door. Ceiling light point, stairs rising to the first floor with window to side. Door to the Living Dining Room.





LIVING DINING ROOM

An attractive, wonderfully light room with triple aspect enjoying garden outlooks, being ideal for both relaxing & entertaining. With a large highly attractive fireplace with exposed brick inset & raised tile hearth incorporating wood burning stove, four radiators, beautiful exposed ceiling beams, TV & telephone points, various wall light points and wood floor.







FITTED KITCHEN

Wonderfully enhanced by the present owners the stunning kitchen is both sophisticated & chic. Well equipped with an extremely attractive range of heritage green coloured wall, base & drawer units to incorporating attractive work surfaces, with inset ceramic sink unit. Gas hob with extractor over.

Windows to front with pleasant garden aspect, integrated electric eye level oven, dishwasher, fridge, freezer & washing machine. Skylight. Ceiling light points, part tiled walls, delightful flooring. Solid wood door opening to the Living Dining Room.





REAR HALL

Solid timber painted stable door with feature porthole window.
Light point, stunning Oak floor, built in cloaks cupboard with oil fired central heating boiler.

PRINCIPAL BEDROOM ONE

Recessed ceiling spotlights, window to the front elevation with a wonderful garden aspect, radiator, range of attractive wardrobes with mirror fronted sliding doors.





LUXURIOUS BATH & SHOWER ROOM

A spacious recently fitted characterful bathroom with impressive contemporary slipper bath with ceiling tap. Concealed cistern WC, attractive wash hand basin with mirror over, spacious corner shower cubicle (fully tiled where visible), two windows to the front with pleasant garden outlook, heated towel rail/radiator, light points.





FIRST FLOOR LANDING

Stairs rising from the main Hall. Window to the side & light points.
(Slightly restricted head height).



BEDROOM TWO

Ceiling light point, two secondary glazed windows with charming over the garden and over the fields beyond (towards Snugbury's ice cream shop with character 'Paddington Bear' hay figure), exposed timber wall & ceiling beams, radiator.





BEDROOM THREE

Ceiling light point, radiator, window with pretty aspect towards fields.



SEPARATE SHOWER

Door to shower cubicle (fully tiled where visible) with electric shower, light point.

SEPARATE WC

Low level WC, wall mounted wash hand basin, light point.

EXTERIOR

The gardens are a delight space with timber gate opening to the sweeping driveway leading to the extensive parking & turning space. An impressive lawn is bordered by numerous shrubs, plants & trees (including fruit trees) and surrounding the cottage are pretty flowering shrubs including established Fuchsia & Hydrangea.

The present owners have created a wonderful timber framed seating area with roof & lighting which offers a cosy spot for relaxing and enjoying both the garden vista & field view to the side. A large timber shed is presently used as a workshop whilst there is also additional storage too.

The paved patio area close to the property now boasts a wonderful contemporary veranda with inset lighting & electric controllable roof enabling seating on the rainiest of days - perfect for summer BBQ's (available by separate negotiation). In addition to the fantastic garden there is also the benefit of a GARDEN LODGE which would be an ideal home office or potential bedroom four etc.





LODGE / POTENTIAL BEDROOM FOUR

Sliding patio doors opening to the spacious room with exposed timbers & fitted wardrobe, power & light. Door to;

ENSUITE SHOWER ROOM

With shower cubicle, wash hand basin, WC & lighting.





VIEW TO SIDE

EPC RATING: EXEMPT

COUNCIL TAX BAND: E

SERVICES

All mains water & electricity services are either 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: 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

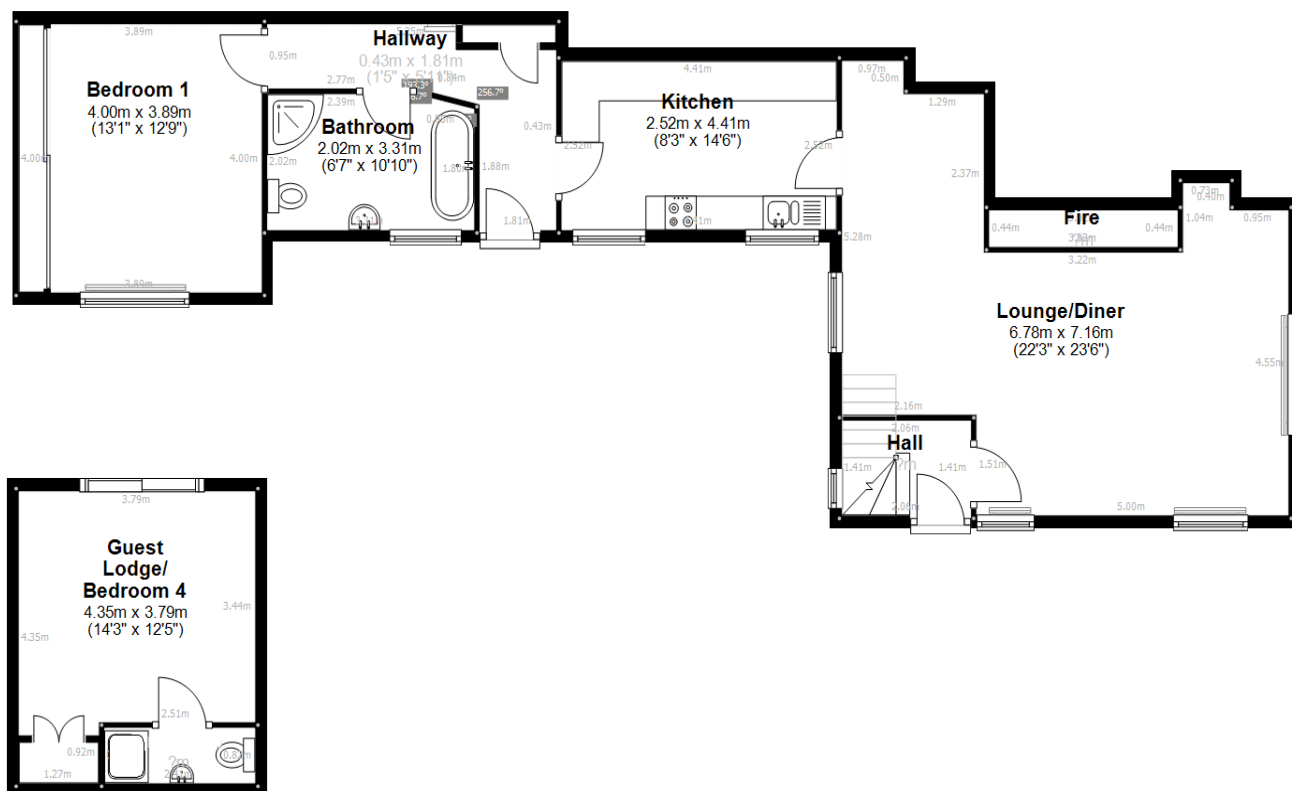
We can help you fund your new purchase with mortgage advice!

** 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 **

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First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)

