



**3 LEA HALL COTTAGES, WRINEHILL ROAD, WYBUNBURY, NANTWICH, CHESHIRE, CW5 7NS**

All Building Parts Approximate Gross Internal Area: 106.5 m<sup>2</sup> ... 1147 ft<sup>2</sup>

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.  
Floor plan produced by Leon Sancese from Green House EPC Ltd 2025. Copyright.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



An extremely engaging three bedroom semi-detached house offering a delightful blend of character and modern living. As you step inside, you will be greeted by impeccably appointed interiors that showcase a tasteful modern flair while retaining the charm of traditional features. The main standout feature of this home is its beautiful south-facing rear garden, which provide a serene outdoor retreat. The expansive open views over the fields to the front create a tranquil atmosphere, allowing you to enjoy the beauty of nature right from your doorstep. The views to the rear and indeed the front across open fields are truly magnificent & captivating. This outstanding location not only offers stunning scenery but also provides convenient access to local amenities and transport links, making it a desirable choice for those looking to settle in a peaceful yet accessible area.

DESCRIPTION

Nestled on the picturesque village of Wybunbury, this charming three bedroom semi-detached house offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

As you step inside, you will be greeted by impeccably appointed interiors that showcase a tasteful modern flair while retaining the charm of traditional features. The living spaces are designed to be both inviting and functional, making it an ideal setting for relaxation and entertaining alike.

One of the standout features of this home is its beautiful south-facing gardens, which provide a serene outdoor retreat. The expansive open views over the fields to the front create a tranquil atmosphere, allowing you to enjoy the beauty of nature right from your doorstep.

This outstanding location not only offers stunning scenery but also provides convenient access to local amenities and transport links, making it a desirable choice for those looking to settle in a peaceful yet accessible area.

In summary, this semi-detached house on Wrinehill Road is a rare find, combining spacious living, characterful interiors, and breath taking views. It is a perfect opportunity for anyone looking to embrace a comfortable lifestyle in a charming setting.

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street & continue ahead at the mini roundabout. Take the last exit at the 'Churches Mansion' roundabout onto London Road and proceed over the level crossing. At the traffic lights turn right, continuing onto the A51, and at the next set of traffic lights turn left again continuing onto the A51. Take the left turn onto Wybunbury Lane, follow to the end and turn right onto Main Road, Wybunbury. Continue through the village & just after the church turn left into Wrinehill Rod. Proceed along the road where the property will be observed on the right hand side.

WYBUNBURY VILLAGE

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via

the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment.

SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE

NANTWICH

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;

ENTRANCE PORCH

8'2 x 4'4 (2.49m x 1.32m)

ENTRANCE HALL

8'8 x 8'1 (2.64m x 2.46m)

LIVING DINING ROOM

24'11 x 10'8 (7.59m x 3.25m)

KITCHEN

13'2 x 8'8 (4.01m x 2.64m)

CLOAKS WC

5'1 x 2'8 (1.55m x 0.81m)

FIRST FLOOR LANDING

BEDROOM ONE

12'8 x 10'9 (3.86m x 3.28m)

BEDROOM TWO

10'8 x 10'0 (3.25m x 3.05m)

BEDROOM THREE

9'2 x 8'9 (2.79m x 2.67m)

FAMILY BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

EXTERIOR

The stunning property is discreetly nestled behind glorious established trees accessed through double opening gates over a good size gravelled driveway. There is pretty planting to the front of the property & timber gate with stunning climbing Clematis opening to the outstanding South facing rear garden. The garden is most certainly a 'wow' factor with a generous lawn, various flowering beds & borders, private 'secret garden' featuring paved & gravelled seating area and raised bed, and an extremely chic timber pergola covered

paved entertaining & seating area positioned to enjoy the very best of the views over fields to the rear.

From every window the surroundings can be fully appreciated, making this an extremely unique and wonderful proporsition for purchasers.

EPC RATING: E

COUNCIL TAX BAND: D

SERVICES

All mains water & electricity services are connected (subject to statutory undertakers costs & conditions).

Oil fired central heating. Private drainage (septic tank - recently installed, shared by 3 properties). 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. 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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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.