



“The Cottage”, London Road, Howbeck, Stapeley, Nantwich CW5 7JU





An exquisite detached period cottage of exceptional quality and character within lovely surroundings in a fine semi-rural location nearby to Nantwich affording delightful accommodation of considerable appeal with fine peripheral aspects and bordering open fields to the rear. Entrance hall, sitting room, reception room and dining room area with fully appointed open plan kitchen, laundry room and cloakroom. Three first floor double bedrooms and luxurious bathroom. Attractive private landscaped gardens, driveway and superb parking. Viewing recommended.

- A charming double fronted detached period cottage
- Within wonderful surroundings in delightful countryside
- Providing exquisite accommodation and features
- With landscaped gardens and open fields to the rear
- Lovely open plan principal reception room with sitting and dining areas
- Comprehensively appointed kitchen of superb style, laundry room and cloakroom
- Sitting room with Cheshire brick fireplace and log burning stove
- Three first floor double bedrooms and luxurious bathroom
- Driveway and gated parking position within established grounds
- Appointed and presented throughout to the highest of standards

#### Agents Remarks

"The Cottage" has been comprehensively enhanced in very recent years to provide delightful features and lovely flowing accommodation. The cottage benefits from double glazing throughout, log burning stoves, comprehensively appointed kitchen and a luxurious bathroom. The property stands in a lovely semi-rural location nearby to Nantwich.



Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12<sup>th</sup> Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub.

Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

#### Property Details

A wide gravel driveway stands to the front and side of the property within high holly hedging and leads to wooden gates set within pillars allowing access to rear gardens. An Oak framed tiled pitched canopy porch and stone step leads to a high quality panelled door with leaded and glazed inserts giving access to:

#### Entrance Hall and Cloaks

With a staircase ascending to first floor, open access to sitting room and further reception room and a door leads to:

#### Sitting Room 16' 4" x 13' 1" (4.98m x 4.00m)

With double glazed windows to front and side elevations, attractive exposed Cheshire brick chimney breast with raised slate tiled hearth incorporating a recessed fireplace with timber mantel over and Clearview log burning stove inset, radiator, wall light points and a period panelled door leads to a deep understairs cupboard incorporating shelving and solid Oak flooring.

From the Entrance Hall open access leads to:

#### Reception Room 16' 4" x 13' 10" max (4.98m x 4.22m max)

With double glazed windows to front and side elevations, five wall light points, high quality exposed solid Oak flooring, Cheshire brick fireplace with recessed chimney incorporating Clearview log burning stove and open access leads to:



**Open Plan Living Family Dining Kitchen 17' 3" max x 26' 7" max (5.25m max x 8.11m max)**

**Living/Dining Area**

With attractive slate tiled flooring throughout with underfloor heating, high exposed beamed ceiling, double glazed window to side elevation, double glazed double doors to patio and gardens affording delightful aspects over adjoining fields to rear.

**Kitchen Area**

With a stunning range of high quality cottage-style units, attractive butchers block working surfaces, deep underslung Belfast sink with mixer tap, integrated dishwasher, range cooker with filter canopy over, central dining island with butchers block top and incorporating cupboards beneath, double glazed window to rear elevation, recessed lighting and a braced period door leads to:

**Cloakroom**

With WC, double glazed window to side elevation, unique washstand upon "Singer" base with enamel bowl sink and wall mounted taps above and a door to cupboard incorporating oil fired central heating boiler and with shelving.

From the Kitchen a braced period door leads to:

**Laundry Room**

With a superb range of base and wall mounted units, butchers block working surface, integrated washing machine, tiled flooring, integrated dryer and manifold for underfloor heating.

**First Floor Landing**

With double glazed window to side elevation and a door leads to:

**Bedroom One 10' 9" x 15' 6" (3.28m x 4.73m)**

With radiator and two double glazed windows to rear elevation enjoying attractive views.

**Bathroom**

With a curved corner fitted shower cubicle incorporating curved screen doors and tiled enclosure, pedestal wash basin, WC, tiled flooring, a freestanding claw and ball roll-top bath upon tiled platform with chrome antique shower taps, wall mounted towel radiator, double glazed window to side elevation, tiled wall and recessed lighting.

**Bedroom Two 10' 7" x 13' 1" (3.22m x 4.00m)**

With a double glazed window to front elevation, cast iron fireplace with tiled hearth, access to loft and radiator.

**Bedroom Three 10' 7" x 10' 9" (3.22m x 3.28m)**

With a double glazed window to front elevation, over-stairs cupboard and radiator.



### Gardens

The property benefits from delightful rear garden and lovely aspects with an extensive gravel area behind high pillared gates. A stone path raised stone semi-circular patio area stands within stone low capped brick walling with an Oak framed glazed canopy over. The raised lawned area borders open fields to the rear with stocked flower beds and borders, screened to both side by holly hedging and high neat conifer hedging.

### Planning Permission

There is planning permission in place for a further landing and first floor bedroom with en-suite.

### Tenure

Freehold.

### Services

Oil fired central heating (new boiler), mains water and electricity, wet underfloor heating (not tested by Cheshire Lamont Limited).

### Viewings

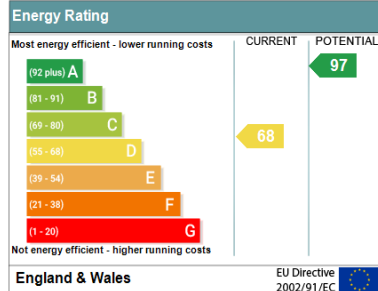
Strictly by appointment only via Cheshire Lamont Limited.

### Directions

Proceed out of Nantwich along London Road B5074 and continue over the railway crossing to follow the traffic lights. Turn right onto Elwood Way/A51 and turn left onto London Road/A51. Proceed past Stapeley Gardens, continue for approx one mile and just past First Dig Lane on the right hand side you will find the property thereafter on the left hand side.

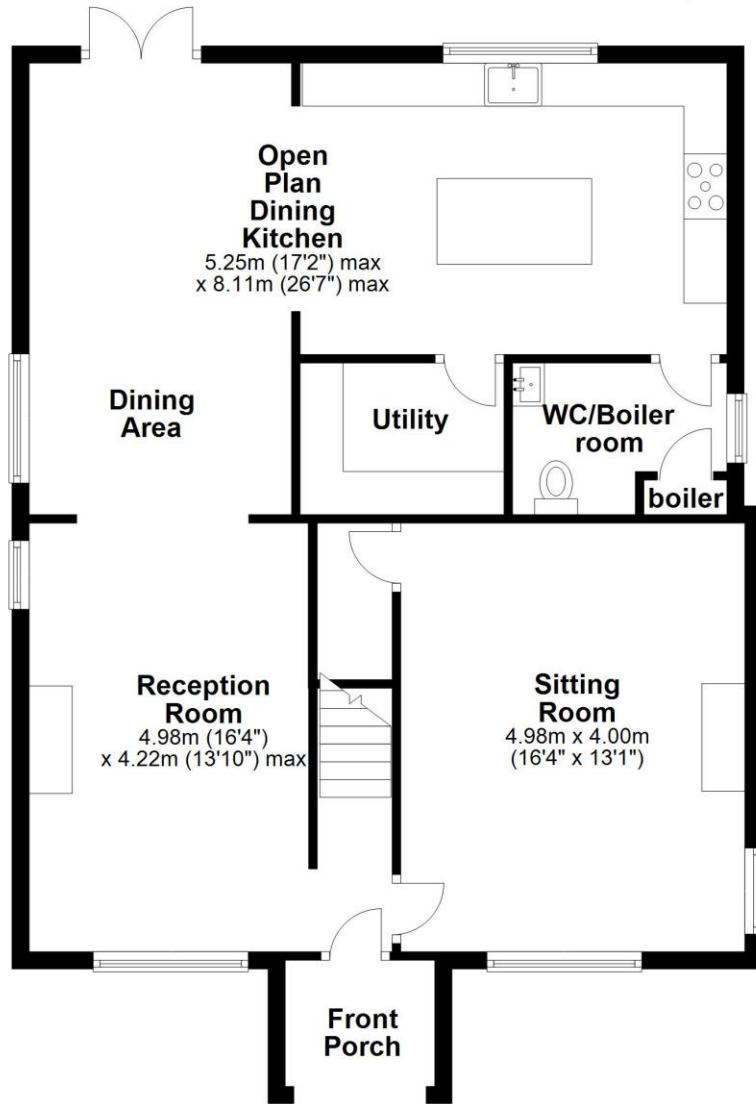


Address: The Cottage, London Road, Stapeley, NANTWICH, CW5 7JU  
RRN: 0116-3027-3206-3627-5200



## Ground Floor

Approx. 87.9 sq. metres (946.4 sq. feet)



## First Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



Floorplan is for illustrative purposes only.  
Plan produced using PlanUp.



**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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