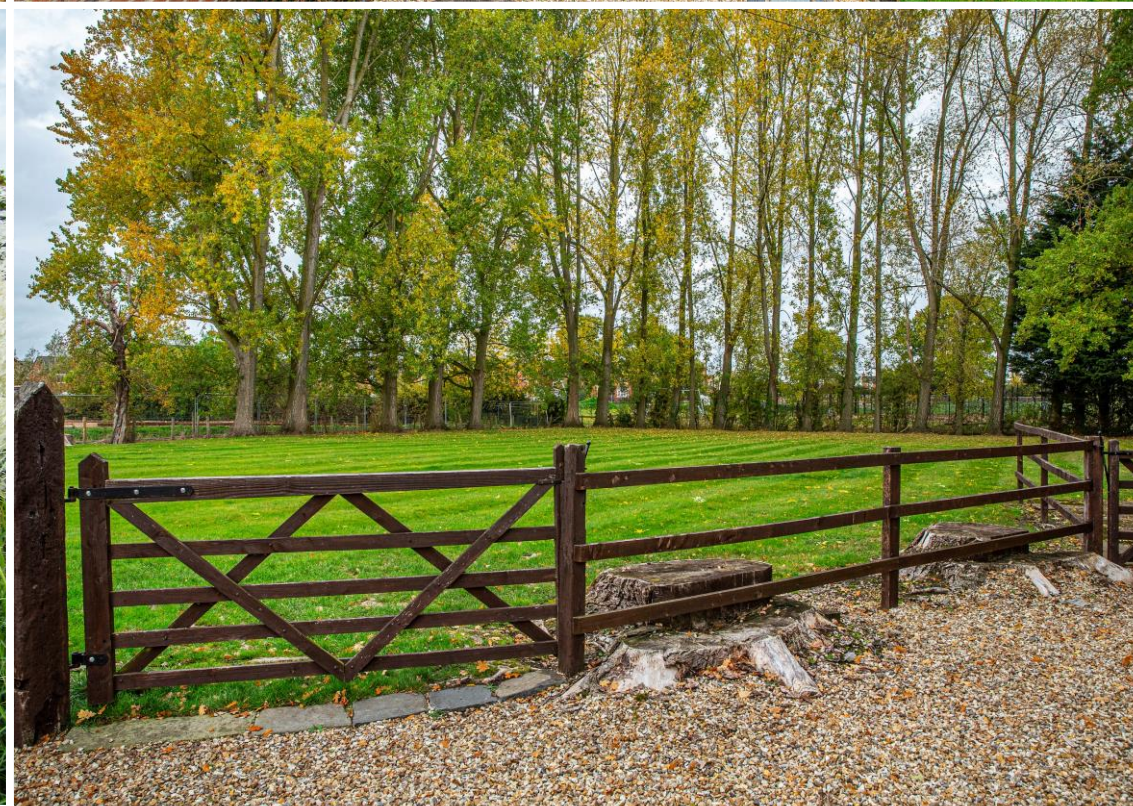




“Rose Cottage”, 50 Stock Lane, Shavington CW2 5ED





An exceptionally rare opportunity to acquire a charming, spacious, detached period cottage, incorporating a potential self contained annex, with an adjoining two storey detached barn/workshop standing in extensive established gardens and grounds to 0.9 of an acre with stabling and a useful range of buildings. Approached off a shared private drive and through pillared gates within a highly sought after location nearby to Shavington and Wybunbury.

- A charming detached period cottage incorporating potential self contained suite
- Adjoining detached two storey barn/workshops
- Standing in private established gardens and grounds to 0.9 of an acre and includes stabling
- A rare opportunity affording potential purchasers individual versatility
- Within a highly regarded location with private gated approach
- Pleasantly situated nearby to Shavington and Wybunbury with lovely surrounding aspects
- The cottage affords spacious four bedroom, en-suite accommodation to 2100 sqft
- With extensive landscaped gardens and South West facing patio terrace
- REVISED PRICE FOR EARLY SALE
- NO CHAIN for early completion

Agents Remarks

Rose cottage stands in a fine position off a private tree-lined driveway to just two prestigious properties off Stock Lane. The house stands in attractive surroundings and borders a new allotment area to the South elevation. nearby to the village of Shavington which provides Junior and Senior schooling and day to day facilities. We recommend an early internal viewing.

Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th 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 and



nearby canal network with 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 host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

An enclosed entrance porch with a period pine door to front and uPVC diamond leaded double glazed windows to either side leads to:

Reception Porch

With quarry tiled flooring and a sectional glazed door leads to:

Dining Hall 11' 7" x 14' 8" max (3.54m x 4.46m)

With spindled staircase ascending to first floor, exposed ceiling beams, uPVC double glazed bow window to front elevation incorporating radiator, high quality Oak plank effect flooring and a pine door leads to:

Lounge 19' 11" x 12' 0" (6.08m x 3.65m)

With a uPVC double glazed bow window to front elevation incorporating radiator, recessed fireplace with attractive brick surround and recessed quarry tiled hearth incorporating a gas fired log effect burner, exposed ceiling beams, uPVC double glazed window to rear elevation and sectional glazed door within sectional glazed side panels lead to:

Conservatory/Garden Room 10' 5" x 15' 3" (3.17m x 4.65m)

A superior room affording delightful aspects over the garden via uPVC double glazed windows to all sides, high vaulted ceiling, tiled flooring and uPVC double glazed double doors to patio area.

From the Dining Hall a pine door leads to:

Dining Kitchen 12' 1" x 15' 1" (3.68m x 4.60m)

Comprehensively equipped with a superb range of high quality base and wall mounted units beneath attractive granite working surfaces, display cupboards and shelving, attractive tiled flooring, recessed chimney breast incorporating a kitchen range with tiled enclosure and brick mantel over, exposed ceiling beams, recessed ceiling lighting, Belfast sink with mixer tap, period style column radiator, central island with cupboards and drawers and granite top, uPVC double glazed door,



uPVC double glazed window to side providing lovely aspects over patio area, and a pine door leads to:

Snug/Sitting Room 11' 7" x 12' 1" (3.54m x 3.69m)

With uPVC double glazed bow window to front elevation incorporating radiator, attractive exposed brick fireplace with mantel over and incorporating recessed quarry tiled hearth and gas fire cast iron stove, four wall light points, ceiling beams and exposed pine skirting.

From the Dining Kitchen a pine door leads to:

Side Reception Hall/Porch 12' 11" x 6' 7" (3.93m x 2.00m)

With tiled flooring, partially vaulted ceiling, uPVC double glazed windows to courtyard, pine stable door to outside and a pine door leads to:

Hallway

With uPVC double glazed window to side elevation, tiled flooring, half height panelled walling and a pine door leads to:

Laundry Room

With plumbing for washing machine, uPVC double glazed window overlooking the garden, base units, single drainer sink, Worcester gas fired central heating boiler, tall pine storage cupboard and half height panelled walling.

From the Hallway open access leads to:

Inner Hall

With access to roof space and a pine door leads to:

Study/Bedroom Five/Sitting Room 13' 11" x 12' 6" (4.25m x 3.80m)

With uPVC double glazed double doors to patio area and gardens with full height uPVC double glazed side panels, uPVC double glazed window to rear elevation, high quality Oak plank effect flooring and double radiator.

From the Inner Hall a pine door leads to:

Shower Room/Cloakroom 13' 11" max 8' 10" (4.25m x 2.70m)

With fully tiled shower enclosure incorporating electric shower and full height screen doors, radiator, uPVC double glazed window to side elevation, tiled flooring, pedestal wash hand basin, WC and two fitted double wardrobes incorporating railing and shelving and with cupboards over.



First Floor Landing

With step to:

Inner Landing

With access to loft space, picture light and a pine door leads to:

Master Bedroom 11' 7" x 12' 0" (3.54m x 3.65m)

With uPVC double glazed window to South elevation providing lovely aspects over the gardens, double radiator, fitted wardrobes, bedside cabinets, drawers and a door leads to:

En Suite Bathroom

With corner fitted shower cubicle incorporating double doors, pedestal wash hand basin, WC, tiled Jacuzzi bath, tiled walls, uPVC double glazed hayloft window to front elevation, uPVC double glazed window to side elevation and fitted linen cupboard.

Bedroom Two 11' 7" x 12' 1" (3.54m x 3.69m)

With uPVC double glazed window to front elevation, double radiator, full width fitted wardrobes incorporating railing and shelving and with cupboards above.

Bedroom Three 12' 1" x 9' 2" max (3.68m x 2.79m)

With uPVC double glazed window to rear elevation, radiator and fitted double wardrobe with sliding doors incorporating railing and shelving.

Bedroom Four 8' 7" x 8' 8" (2.62m x 2.65m)

With uPVC double glazed window to front elevation, fitted over stairs cupboard. and radiator.

Bathroom

With pine panelled bath incorporating tiled enclosure, shower screen and shower over, pedestal wash hand basin, WC, radiator, half tiled walls, tiled flooring, uPVC double glazed window, radiator and fitted linen cupboard incorporating shelving.

Externally

The property is accessed via a private entrance shared with an adjoining property to the front and remotely controlled electrically operated high double wooden gates allow access over a large entrance driveway with cobbled approach and a large courtyard drive stands behind neat groomed landscaped established gardens with an abundance of mature trees and shrubs. The gardens extend to the South elevation of the property which are principally laid to lawn with an extensive paved patio terraced area, flowerbeds, borders and mature trees. Within the courtyard stands a detached two storey barn. A cobbled driveway leads between the cottage and the barn and continues to a rear gravel courtyard with a useful garden/field store. A five bar gate within fencing leads to the rear grass paddock and the



gravel drive continues to a large timber garage and two adjoining former stables. At the rear of the cottage stands a courtyard cloakroom. To the South elevation stands an extensive stone paved patio area incorporating a circular feature and with flowerbeds and borders, raised barbeque area and a timber summerhouse.

Two Storey Detached Barn

With double doors providing access to:

Garage/Workshop 12' 11" x 13' 3" (3.93m x 4.03m)

With light and power and a stable door to the side of the garage leads to former stable.

A door from the Courtyard leads to:

Workshop 12' 0" x 13' 1" (3.67m x 3.98m)

With wall mounted electric radiator and an open tread pine staircase ascends to:

First Floor Loft Room 12' 6" x 12' 11" (3.8m x 3.93m)

With a hayloft window to front elevation, windows to side and rear elevations, light and power.

From the Workshop a door to the rear leads to:

Useful Further Workshop Area 18' 4" x 10' 0" (5.58m x 3.06m)

With a door at the rear leading to outside, light and power.

Garden/Field Store 13' 5" x 10' 11" (4.09m x 3.34m)

Large Timber Garage 15' 3" x 15' 7" (4.65m x 4.76m)

With double doors to front, light and power.

Former Stables

With stable doors to front.

Courtyard Cloakroom

With WC and adjoining store.

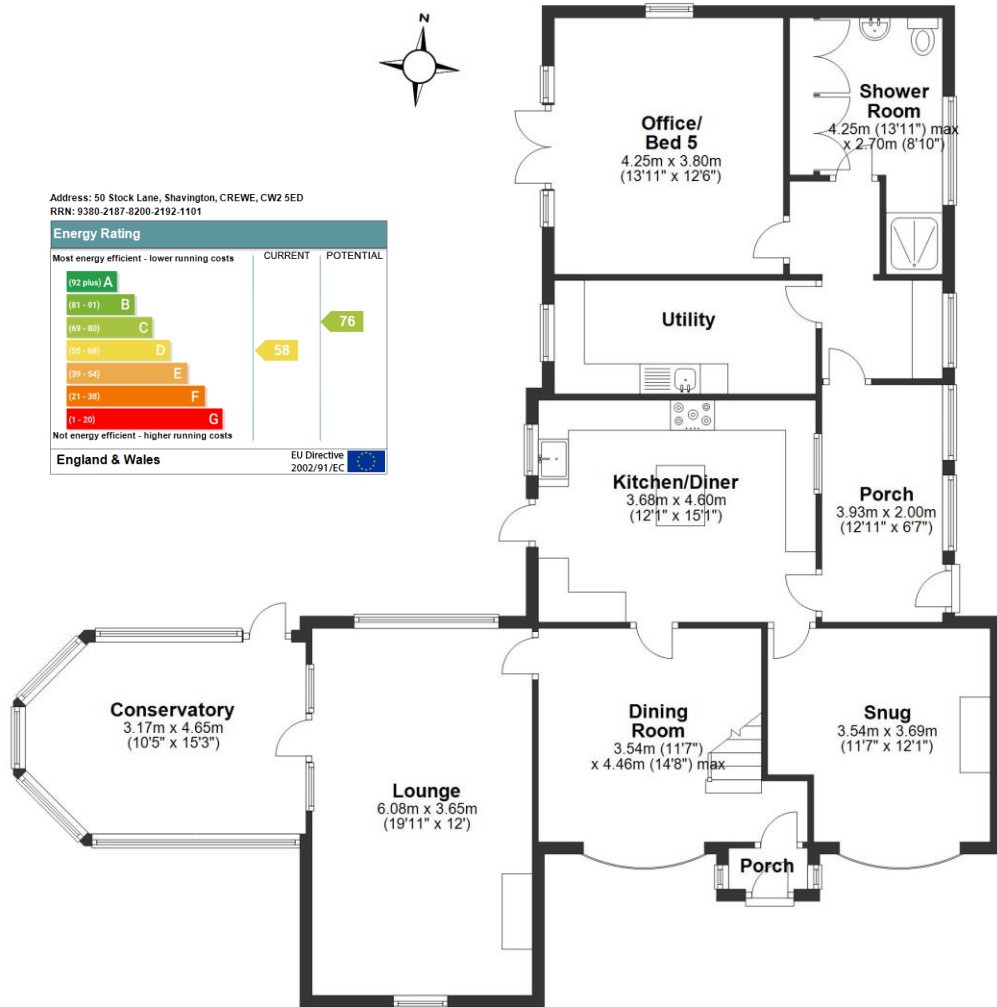
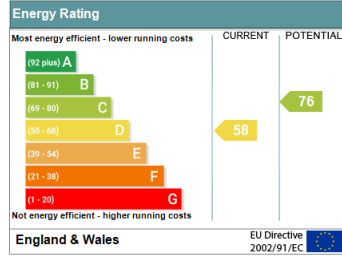
Directions

From Nantwich proceed to the A500 and turn right onto Newcastle Road and continue towards Hough. Turn right at Shavington traffic lights and proceed along Stock Lane for approximately a quarter of a mile and a private shared driveway leads to Rose Cottage.

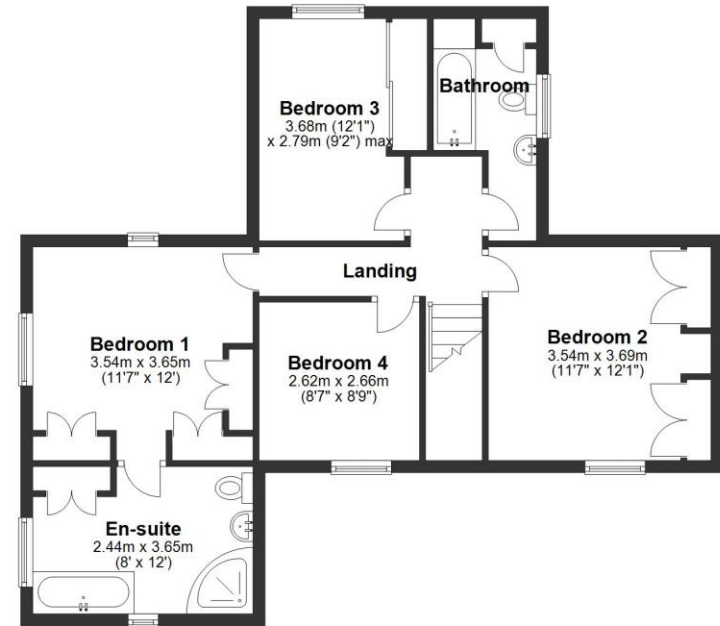
Ground Floor
Approx. 131.0 sq. metres (1409.8 sq. feet)



Address: 50 Stock Lane, Shavington, CREWE, CW2 5ED
RRN: 9380-2187-8200-2192-1101



First Floor
Approx. 66.4 sq. metres (715.2 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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www.cheshirelamont.co.uk

Chestnut Pavilion
Tarpoley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441