



“The Lilacs”, 78 Cheerbrook Road, Willaston CW5 7EN





A simply outstanding bay fronted detached period house providing exceptional accommodation of impeccable design and appeal incorporating much original character, enhanced and extended to a stunning contemporary style. In a fine location nearby to Nantwich town within gardens and grounds to 0.25 of an acre with delightful surrounding aspects and views over countryside to the rear. Viewing highly recommended.

- An outstanding bay fronted detached period house
- Affording superbly enhanced and extended accommodation
- Within a fine location enjoying delightful surrounding aspects
- Standing in extensive gardens and grounds to 0.25 of an acre
- Impeccably designed throughout to blend original character and features with stunning contemporary style and design
- Adjoining open fields to the rear with patios, garden cabin and stunning external bar and entertaining area
- Large open plan living family dining kitchen, spacious lounge, boot room/utility room, shower/cloakroom
- Master bedroom suite with stunning rural views, large en-suite bathroom and dressing room
- Three further bedrooms and family bathroom
- Viewing highly recommended

Agents Remarks

The Lilacs is a simply stunning detached house in a fine position within delightful grounds and gardens enjoying lovely surrounding views and has been comprehensively improved and extended throughout to the highest of standards. The property exudes considerable appeal and retains many original features whilst sympathetically incorporating superb contemporary design and style. Willaston Village provides a range of facilities for day to day requirements and is a short distance away from Nantwich. 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 and Crewe mainline Railway Station

Property Details

A large cobbled driveway extends to the front of the property providing ample parking facilities with a block paved patio area benefiting from South facing aspects and delightful surroundings and a uPVC double glazed door within arched surround leads to:

Reception Porch

With attractive tiled flooring and a handsome period leaded and stained glass door stands within a leaded and stained glass surround allowing access to:

Reception Hall

A glorious entrance to the property with herringbone wood block flooring throughout, staircase ascending to first floor, radiator, door to under stairs storage cupboards incorporating railing and shelving and an exposed pine sectional door with leaded and stained glass insert leads to:

Lounge 21' 2" x 11' 3" (6.45m x 3.44m)

With uPVC double glazed window to front elevation providing fine aspects, herringbone wood block flooring, attractive fireplace with raised tiled hearth and mantel over incorporating functional grate, two uPVC double glazed leaded and stained glass windows to side elevation, contemporary radiator and exposed pine leaded and stained glass sectional doors lead to Dining area.

From the Reception Hall an exposed pine sectional door with leaded and stained glass insert leads to:

Sitting Room 11' 11" x 10' 10" (3.62m x 3.30m)

With uPVC double glazed bay window to front elevation incorporating double radiator, coved ceiling and herringbone wood block flooring.

From the Reception Hall an exposed pine sectional door with leaded and stained glass insert leads to:

Glorious Open Plan Family Dining Kitchen with Superb Living Zone 32' 2" max x 29' 2" (9.80m max x 8.90m)

Affording delightful aspects and tiled flooring throughout with underfloor heating.

Kitchen Area

With a superb range of shaker style base and wall mounted units, chimney recess incorporating kitchen range with oak mantel and filter



canopy over, deep quartz working surfaces, quartz upstands, underslung one and a half bowl sink unit with mixer tap, integrated dishwasher, part tiled walls, peninsular dining counter incorporating cupboards and drawers beneath, space for American fridge freezer with built-in wine rack above, dresser unit, recessed ceiling lighting and uPVC double glazed double doors with fitted blinds overlooking paved patio affording fine aspects over open fields.

Dining Area

With exposed pine sectional doors with leaded and stained glass insert to Lounge and open access leads to:

Superb Living Area

A stunning living zone affording outstanding aspects with clear glazed lantern roof, recessed ceiling lighting and five-panel bi-folding doors incorporating fitted blinds opening to an extensive paved patio.

From the Kitchen Area an exposed pine stable door with leaded and stained glass insert leads to:

Boot Room/Utility 7' 7" x 7' 4" (2.31m x 2.24m)

With full height cupboards incorporating railing and shelving, base unit beneath deep quartz working surface, quartz upstands, part tiled walls, wall mounted cupboard incorporating shelving, recessed ceiling lighting, uPVC double glazed window to side elevation, uPVC double glazed door and an exposed pine leaded and stained glass door leads to:

Wet Floor Shower Room

With WC, wall mounted wash basin with cupboard beneath, uPVC double glazed window to rear elevation, tiled walls and a tiled wet floor shower area with shower over.

From the Boot Room a door leads to:

Garage with Utility Area 13' 11" x 8' 4" (4.25m x 2.53m)

With an electrically operated roller door to front, light, power, uPVC double glazed window to side elevation, insulated ceiling and walls, plumbing for washing machine, base units incorporating single drainer sink unit with mixer tap, wall mounted cupboard incorporating a gas fired central heating boiler.

First Floor Landing

With radiator and handsome period doors with leaded and stained glass inserts to all rooms.

Master Bedroom Suite

Dressing Room 8' 9" x 11' 3" (2.67m x 3.44m)

Comprehensively equipped with a superb range of fitted wardrobes incorporating railing and shelving providing excellent storage, hinged access to loft with retractable ladder and open access leads to:



Master Bedroom 9' 10" x 19' 4" (3.00m x 5.90m)

A delightful principal bedroom with stunning aspects to the rear overlooking attractive landscaped gardens and open countryside beyond, uPVC double glazed windows, uPVC double glazed double doors with uPVC double glazed side panels lead to Juliet balcony, radiator and a period door leads to:

En-Suite Wet Floor Bathroom 9' 10" x 9' 0" (3.00m x 2.74m)

With a large handsome double ended bath within tiled surround, fully tiled walls, tiled flooring, chrome towel radiator, recessed ceiling lighting, ceiling mounted rain shower with floor drain, illuminated tiled niche, twin bowl sinks with tower washstands, uPVC double glazed window and fitted illuminated mirror light.

Bedroom Two 12' 6" x 10' 10" (3.81m x 3.30m)

With uPVC double glazed bay window providing lovely aspects to the front and radiator.

Bedroom Three 12' 1" x 11' 3" (3.68m x 3.44m)

With uPVC double glazed window to front elevation and radiator.

Bedroom Four 8' 2" x 6' 6" (2.49m x 1.97m)

With uPVC double glazed window to front elevation and radiator.

Family Bathroom 9' 2" x 10' 10" (2.80m x 3.30m)

Superbly appointed with a panelled bath incorporating telephone style shower tap, tiled walls, tiled flooring, full height glazed screen with tiled wet floor shower area incorporating rain shower over, pedestal wash basin, WC, uPVC double glazed window, recessed ceiling lighting and door to fitted linen cupboard incorporating a pressurized cylinder system.

Externally

The property stands within delightful surroundings upon a large plot with extensive gardens extending to the front and rear. The rear lawned garden enjoys lovely countryside aspects with large Indian stone paved patio areas, walkways, flower beds, borders and a full range of mature trees, plants and shrubs. A beautiful Willow tree and established apple tree stands within the gardens and a further extensive patio area enjoys superb aspects over open fields. The property further benefits from a timber garden chalet with light and power and to the West elevation stands a sheltered vegetable patch with a timber garden shed providing excellent storage for a variety of usage. A superb covered entertaining area benefits from a high pitched and pillared surround with fitted outdoor bar, sink area and integrated wine cooler.



Brick Built Garden Store

With a pitched tiled roof, original engineered brick flooring, uPVC double glazed window to side, light and power.

Tenure

Freehold.

Services

All main services are connected (not tested by Cheshire Lamont Limited).

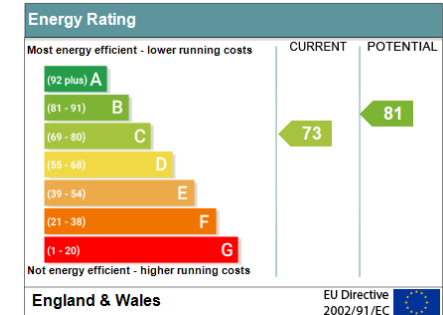
Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

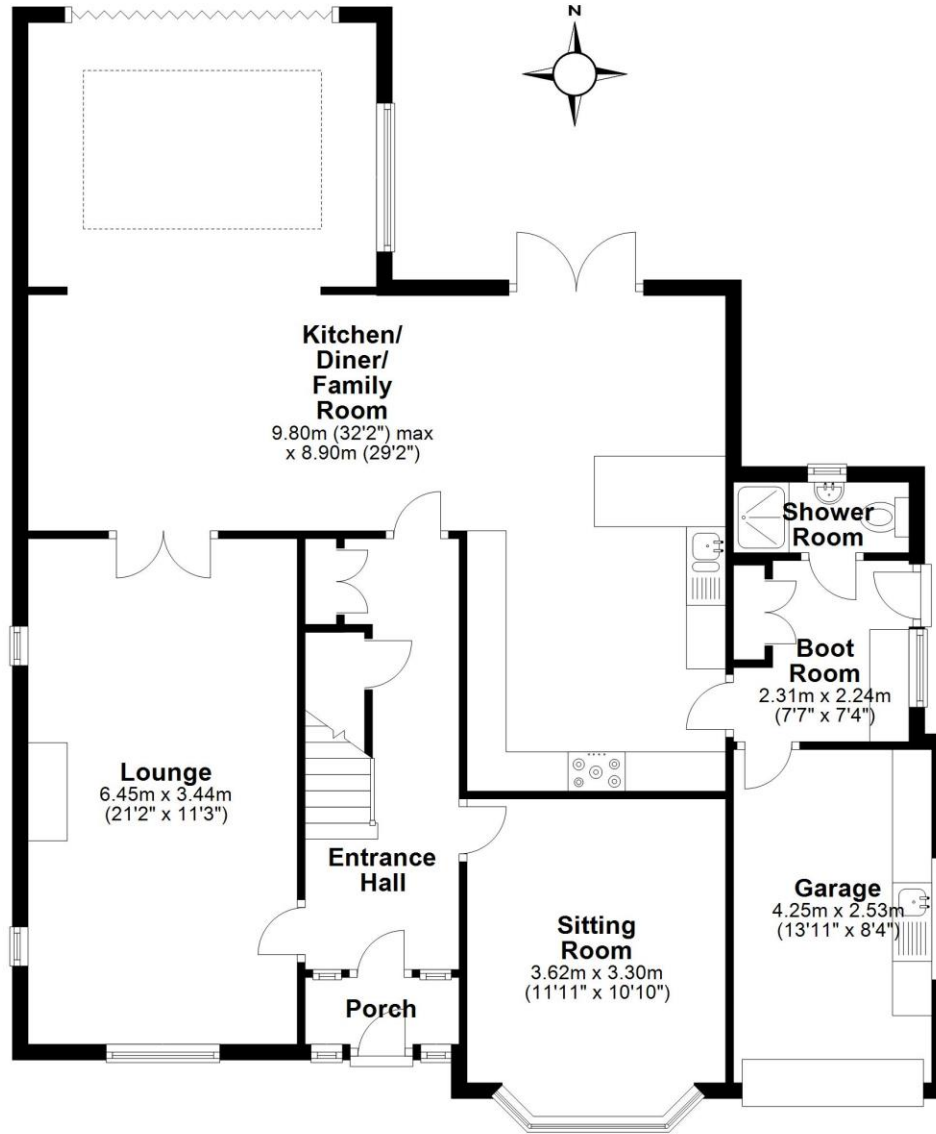
Proceed out of Nantwich along London Road, over the level crossing and continue over the traffic lights and past Cheerbrook Farm on the left. At the roundabout take the 2nd exit onto Cheerbrook Road and The Lilacs is situated on the left hand side.

Address: 78 Cheerbrook Road, Willaston, NANTWICH, CW5 7EN
RRN: 1337-2420-0309-0480-1222



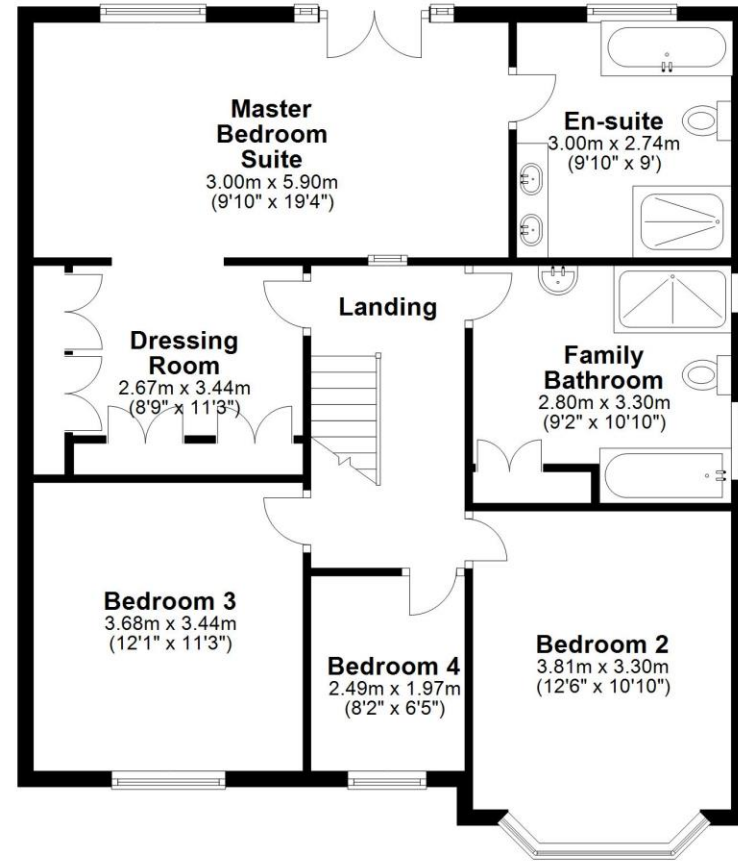
Ground Floor

Approx. 121.6 sq. metres (1308.9 sq. feet)



First Floor

Approx. 86.2 sq. metres (928.3 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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