



1 Oak Tree Cottages, Poole Hill Road, Poole, Near Nantwich CW5 6AH





An exceptional and most spacious semi-detached period country cottage standing in outstanding Cheshire countryside and established streamside grounds to 0.8 of an acre incorporating superb character with three spacious reception rooms, fully appointed dining kitchen, utility room, cloakroom, vaulted master bedroom with balcony and en-suite, three further bedrooms and bathroom. Viewing highly recommended.

- A most impressive and spacious semi-detached country cottage
- Of exceptional charm and appeal
- Standing within established private landscaped gardens to 0.8 of an acre
- Bordering a stream and situated nearby to Nantwich
- Providing outstanding accommodation over two floors
- Approached over a private shared drive through open fields
- Master bedroom with balcony and en-suite, three further bedrooms and bathroom
- Three substantial reception rooms and large fully appointed dining kitchen
- In an idyllic tranquil rural setting in undulating Cheshire countryside
- Viewing highly recommended

Agents Remarks

This outstanding property exudes character and appeal and has been superbly maintained since being comprehensively extended and improved in recent years. The property stands in a wonderful rural location with extensive private established gardens. The highly regarded St Oswald's Church of England primary school is located nearby along with equally highly regarded schooling in nearby 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. 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

An attractive paved pedestrian path leads through lovely lawned gardens to a pillared tiled pitched porch and a uPVC double glazed door allows access to:

Reception/Sitting Room 11' 9" x 11' 9" (3.59m x 3.58m)

A glorious entrance to the property with a handsome fireplace recessed within chimney breast upon raised slate hearth, uPVC double glazed Oak effect window to front elevation, radiator, solid Oak flooring and an Oak door leads to:

Lounge 16' 6" x 16' 5" (5.04m x 5.01m)

A glorious spacious reception room with high beamed ceiling, uPVC double glazed Oak effect windows to front and side elevations, recessed fireplace upon brick hearth with Oak mantel over and incorporating a log burning cast iron stove, recessed ceiling lighting and two radiators.

From the Reception Hall an Oak door leads to:

Dining Room 17' 10" x 13' 5" (5.44m x 4.10m)

With a handsome Oak and glazed staircase ascending to first floor, Oak flooring, radiators, Velux window to rear elevation and a uPVC double glazed door within uPVC double glazed side panels leads to:

Rear Porch

With uPVC double glazed door to outside, tiled flooring and clear double glazed windows overhead.

From the Dining Room an Oak door leads to:

Utility/Laundry Room 20' 8" x 7' 3" (6.29m x 2.20m)

A superb spacious room with base unit incorporating an enamel one and a half bowl sink with mixer tap, plumbing for washing machine, uPVC Oak effect double glazed window to side elevation, tiled flooring, radiator, tall cupboard, fitted low level units, wall mounted cupboards and an Oak door leads to:

Boiler Room

With a floor mounted oil fired central heating boiler.



From the Utility/Laundry Room an Oak door leads to:

Cloakroom 5' 5" x 7' 3" (1.65m x 2.20m)

With WC, wash basin with mixer tap, tiled flooring, uPVC double glazed door to outside and double glazed window to side elevation.

From the Dining Room folding sectional glazed panel doors lead to:

Dining Kitchen 16' 2" x 16' 5" max (4.92m x 5.01m max)

Comprehensively equipped with a superb range of Oak fronted base and wall mounted units, granite working surfaces and upstands, kitchen range beneath filter canopy, tiled walls, slate tiled flooring, two high ceiling beams, recessed ceiling lighting, uPVC double glazed window to side elevation, underslung twin bowl sink with mixer tap, integrated fridge, integrated dishwasher, uPVC double glazed bay window to rear elevation incorporating uPVC double glazed doors overlooking an extensive paved patio terrace and delightful rear gardens.

First Floor Landing

With twin access to loft, Oak door to airing cupboard and an Oak door leads to:

Master Bedroom 16' 2" max x 14' 8" (4.92m max x 4.47m)

With a partially vaulted ceiling incorporating a uPVC double glazed window to West elevation, recessed ceiling lighting, uPVC Oak effect double glazed patio doors to Juliet balcony overlooking rear gardens, radiator and an Oak door leads to:

En-Suite Shower Room

With vanity wash basin, WC, recessed shower cubicle with sliding screen and shower over, tiled walls and uPVC double glazed window.

Bedroom Two 9' 5" x 16' 5" (2.88m x 5.01m)

With two uPVC Oak effect double glazed windows to front elevation and radiator.

Bedroom Three 11' 10" x 11' 9" (3.61m x 3.58m)

With a uPVC Oak effect double glazed window to front elevation providing lovely far reaching aspects, radiator and coved ceiling.

Bedroom Four 10' 0" x 11' 9" max (3.05m x 3.58m max)

With a uPVC Oak effect double glazed window to rear elevation providing lovely far reaching views and radiator.

Bathroom 6' 7" x 12' 2" (2.00m x 3.70m)

With a jacuzzi bath within tiled surround, tiled walls, uPVC Oak effect double glazed window, vanity wash basin, WC and Oak plank tiled flooring.



Externally

The property stands within extensive gardens that continue from the side of the property to the rear with an expansive Indian stone patio terrace, extensive lawned areas, flower beds and borders, paved garden path and a further garden terrace, all bordered by high mature trees.

Tenure

Freehold.

Services

Oil fired central heating, mains water and electricity and septic tank (not tested by Cheshire Lamont).

Viewings

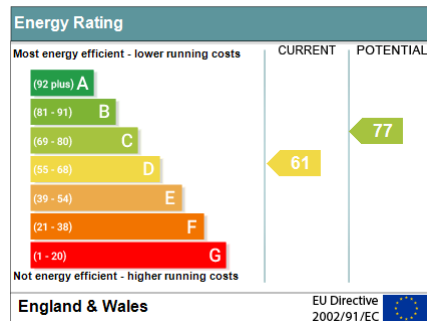
Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along Millstone Lane and at the traffic lights proceed straight ahead onto Barony Road and straight on at the next set of traffic lights. At the roundabout take the 1st exit (signed Poole, Reaseheath and Cholmondeston), proceed for .9 of a mile and take the first turning on the right into Wettenhall Road and 1st left into Poole Hill Road. Take the first turning on the right where the property is located.

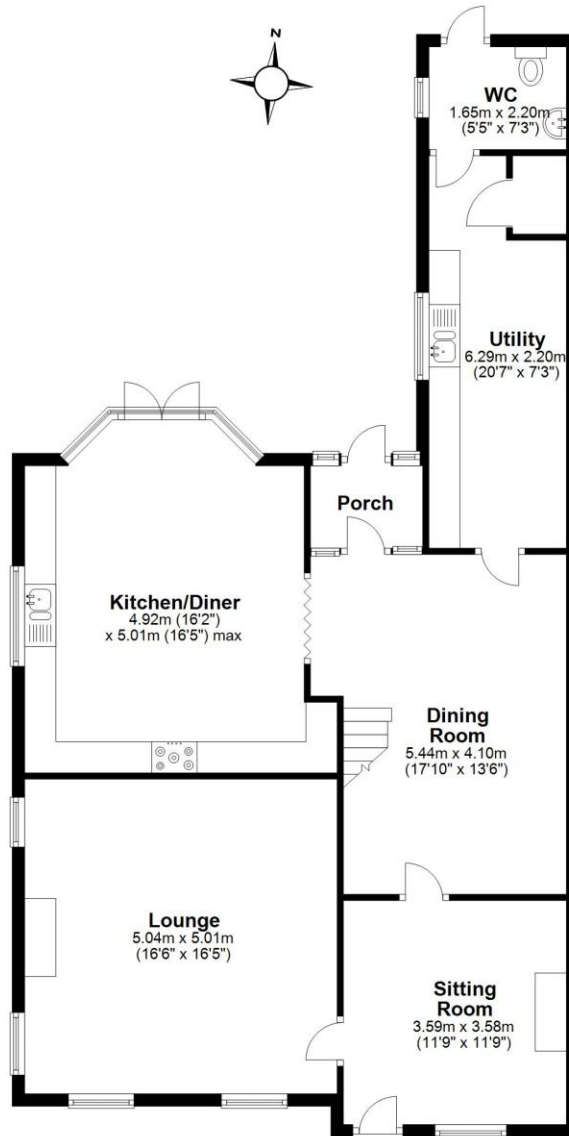


Address: 1 Oak Tree Cottages, Poole Hill Road, Poole, NANTWICH, C...
RRN: 0340-2027-0360-2604-6885



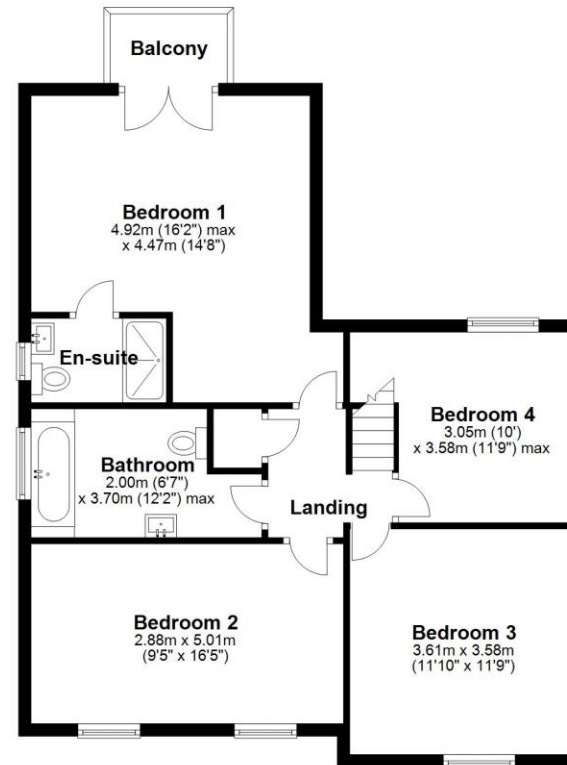
Ground Floor

Approx. 104.5 sq. metres (1125.0 sq. feet)



First Floor

Approx. 72.8 sq. metres (783.4 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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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