



53 and 55 Main Road, Worleston, Cheshire CW5 6DN

CHESHIRE
LAMONT



INFORMAL TENDER ON FRIDAY 23RD AUGUST 2024 AT 12 NOON. GUIDE PRICE £800,000 - £900,000. A most intriguing detached character house standing in a wonderful position within the centre of Worleston village in large established gardens and with further land and woodland extending to approximately 4 acres. Providing versatile individual accommodation of character to 3150 sqft and affording potential for division, re-development or further development (subject to pp). Viewing recommended.

- INFORMAL TENDER ON FRIDAY 23RD AUGUST 2024 AT 12 NOON
- GUIDE PRICE £800,000 - £900,000.
- A significant opportunity to enhance, divide, develop or re-develop
- A detached period cottage with significant later extensions and in grounds to approximately 4 acres
- Standing in large established South facing gardens, grounds and woodland to approx. 4 acres and providing accommodation to 3150 sqft
- Incorporating period character and features
- Versatile ground floor accommodation and four/five first floor bedrooms
- Large driveway with extensive parking and double integral garage
- Suitable for multi-generational living
- Offers considered prior to tender

Agents Remarks

This spacious detached home has been a treasured family home for many years and provides versatile accommodation with inherent character and features that offers a variety of options to a new owner. The property stands with gardens to the South elevation and with further grounds and woodland extending further to the rear to approximately 4 acres. The house has been two semi-detached properties previously and has the option to re-divide again if required. Worleston village is an attractive village to the North of Nantwich and provides all the requisites of village life with a well attended local Church, St Oswalds Junior School, catchment for Malbank High School, village shop with a renowned bakery, The Royal Oak Public



House and adjoining woodfire pizza establishment and the famous Rookery Hall, Gym and Spa.

Informal Tender

The property is offered to the market and sealed bids are invited by no later than Friday 23rd August 2024 at 12 noon. The vendors reserved the right to not accept any or the highest offer. All offers will be regarded as best and final offers and consideration will be made for the purchasers ability to proceed in accordance with the vendors wishes.

Property Details

A uPVC double glazed door with uPVC double glazed side panels leads to:

Entrance Hall

With quarry tiled floor, exposed brick wall and a sectional glazed door leads to:

Hallway

With quarry tiled floor, radiator, exposed Cheshire brick walling, ceiling beams, wall beams and open access leads to:

Dining Hall

With exposed recessed Cheshire brick fireplace upon raised quarry tiled hearth, radiator, exposed beams with open access leads to Dining Kitchen and a pine panel door leads to:

Ground Floor Wet Floor Shower Room 9' 3" x 6' 6" (2.81m x 1.97m)

With a tiled enclosure, tiled floor, recessed ceiling lighting, WC, pedestal wash basin, uPVC double glazed window and radiator.

Dining Kitchen 30' 1" max x 21' 1" (9.18m max x 6.43m)

Appointed with a range of shaker style base and wall mounted units, bamboo working surfaces, deep enamel sink with mixer tap, built-in double electric oven, four ring hob with filter canopy over, quarry tiled floor, period Rayburn range, ceiling beams, radiators, uPVC double glazed windows to side elevation, recessed ceiling lighting, uPVC double glazed doors to South facing patio garden, further uPVC double glazed window, exposed Cheshire brick walling and a sectional pine panel door leads to:

Store Room/Pantry 7' 11" x 7' 2" (2.41m x 2.18m)

With quarry tiled flooring and shelving.

From the Dining Kitchen a sectional glazed door leads to:

Rear Room 10' 5" max x 9' 9" max (3.18m max x 2.98m max)

With stone floor, door to outside, Velux window, uPVC double glazed



window, door to storage room and garage, ceiling beams, radiator and sectional glazed doors with sectional glazed side panels leads to:

Further Room 12' 8" x 12' 1" max (3.85m x 3.69m max)

With quarry tiled floor, ceiling beams, radiator and pine panel door to storage cupboard.

From the Kitchen Area a pine panel door leads to:

Utility Room 10' 5" x 6' 6" (3.18m x 1.97m)

With a vented cylinder system, wall mounted Worcester gas fired central heating boiler, enamel sink with mixer tap, plumbing for washing machines, uPVC double glazed window to side elevation and radiator.

From the Kitchen Area a sectional glazed pine door leads to:

Lounge 14' 0" x 12' 6" (4.27m x 3.82m)

With a uPVC double glazed window front and side elevations, radiator, ceiling beams, chimney breast with recessed fireplace upon raised hearth incorporating a log burning stove, recessed lighting and a sectional door leads to:

Front Hall

With a uPVC double glazed composite door to front and a sectional glazed door leads to:

Sitting Room 14' 0" x 10' 11" (4.27m x 3.32m)

With a uPVC double glazed window to front elevation, radiator, ceiling beams, recessed fireplace with raised quarry tiled hearth and period leaded porthole window to side elevation.

From the Rear Room a door leads to:

Store Room 17' 11" x 7' 3" (5.47m x 2.20m)

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

Double Garage 17' 11" x 16' 10" (5.47m x 5.12m)

With electrically operated up and over door, light and power.

First Floor Landing

With uPVC double glazed windows and a pine door leads to:

Bedroom Three 18' 0" x 26' 0" (5.48m x 7.92m)

With uPVC double glazed windows to front and rear elevations providing lovely aspects, radiator and a door to over stairs cupboard.



Bedroom Four 14' 0" x 10' 11" (4.27m x 3.32m)

With a uPVC double glazed window to front elevation, radiator and cast iron period fireplace.

Bathroom

With a panelled bath, shower enclosure, tiled floor, WC, wash basin with cupboards beneath, tiled walls, tall towel radiator and uPVC double glazed window.

Bedroom Two 21' 8" x 8' 11" (6.61m x 2.73m)

With uPVC double glazed window to South elevation and radiators.

Bedroom Five 9' 0" x 12' 3" (2.75m x 3.73m)

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

Bedroom One 17' 11" x 26' 0" (5.47m x 7.92m)

A spacious room with uPVC double glazed windows to three elevations, radiators, ceiling beams and exposed brick walling.

Externally

The property stands in the centre of Worleston and is approached over a driveway to the right hand side. The driveway continues to the rear where there is substantial parking provision and access to a double integral garage. The gardens benefit from South facing aspects and are bordered by high trees and hedging and incorporate flower beds, borders and an extensive paved patio area.

Please note that a public footpath runs along the right hand side of the drive and continues to the right side of the boundary before the woodland area.

Tenure

Freehold.

Services

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

Viewings

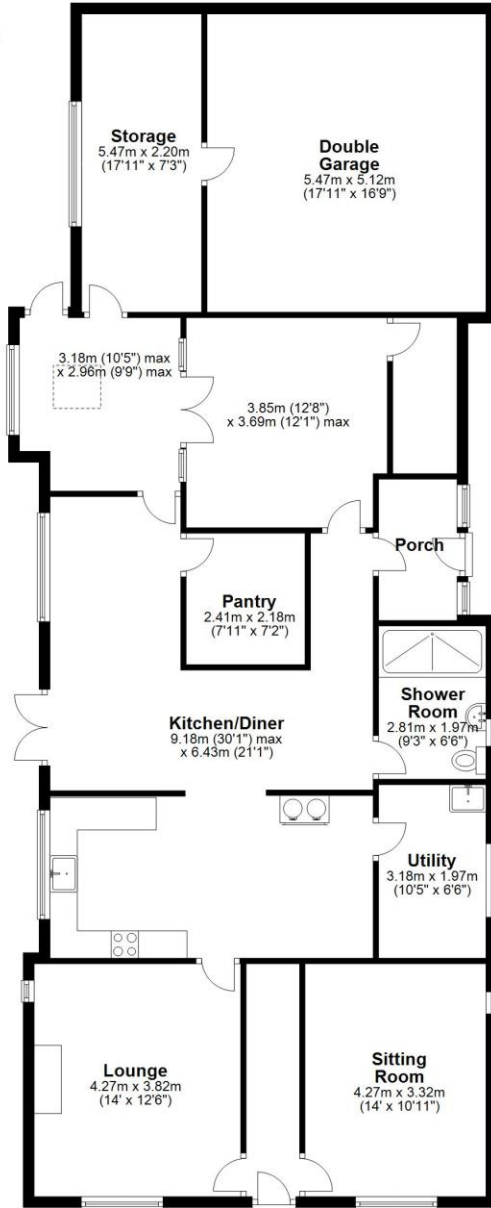
Strictly by appointment only via Cheshire Lamont.

Directions

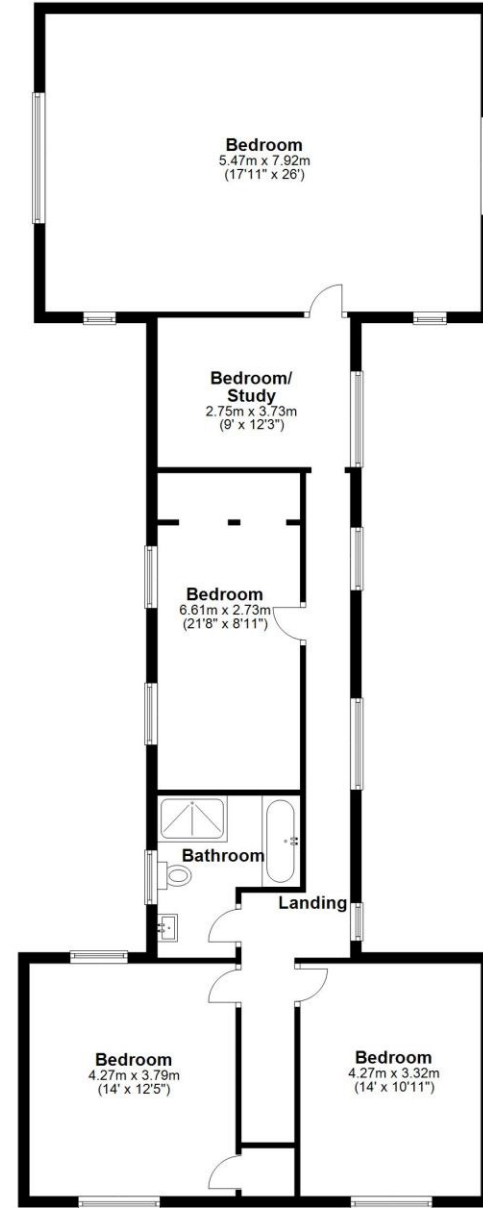
From Nantwich proceed to the Reaseheath roundabout and turn right towards Church Minshull. Continue past the famous Rookery Hall Hotel and continue into Worleston village where the property can be located on the left hand side.



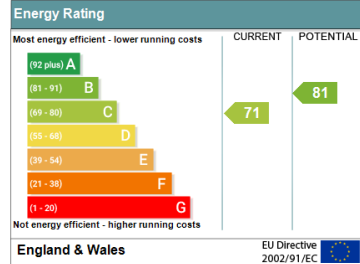
Ground Floor
Approx. 169.7 sq. metres (1827.1 sq. feet)



First Floor
Approx. 122.2 sq. metres (1315.6 sq. feet)



Address: 55 Main Road, Worleston, NANTWICH, CW5 6DN
RRN: 9528-3039-2203-9834-9204



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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