



“Meadowcroft”, Wettenhall Road, Poole, Near Nantwich CW5 6AL

**CHESHIRE
LAMONT**

A deceptively spacious detached dormer house affording very versatile accommodation arrayed over two floors in a fine rural hamlet providing outstanding countryside aspects to the rear situated nearby to Nantwich with a large driveway, detached garage and landscaped gardens. Viewing highly recommended.

- A superbly situated detached dormer house
- In a fine location and benefiting from lovely countryside views
- Affording versatile and spacious accommodation
- Large driveway and detached garage
- Three first floor double bedrooms, bathroom
- Reception hall, shower/cloakroom, three reception rooms, potential bedroom four
- Large garden room to rear, breakfast kitchen
- In a highly sought after position nearby to Nantwich
- Viewing highly recommended

Agents Remarks

Meadowcroft stands in a wonderful location that is delightfully rural and yet well served by St Oswalds Church and Primary School as well as a local village bakery and store within the nearby village of Worleston which also benefits from the newly re-opened Royal Oak Pub and Restaurant and the renowned Rookery Hall. 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

The property is set back from Wettenhall Road behind a lawned front garden bordered by low walling with a pillared gateway allowing access over a driveway which provides parking and continues to the side where there is additional parking facilities and continues to the rear to a large detached single garage. To the side of the property a covered porch area leads to an aluminium framed double glazed door within panel allowing access to:

Reception Hall

With radiator, access to loft, fitted cloaks cupboard incorporating shelving, fitted storage cupboard with shelving, further fitted cloaks cupboard with railing and cupboard over and a door leads to:



Dining Room/Potential Bedroom Four 10' 2" x 12' 4" (3.10m x 3.75m)

With coved ceiling, double glazed window to front elevation, radiator and an archway leads to:

Lounge 16' 11" x 12' 4" (5.16m x 3.75m)

With a double glazed window to front elevation enjoying pleasant aspects, radiator, fireplace with attractive grate inset within wooden surround upon tiled hearth and coved ceiling.

From the Reception Hall a door leads to:

Shower Room 6' 0" x 5' 6" (1.82m x 1.67m)

With corner fitted shower cubicle incorporating electric shower over, tiled walls, vanity wash basin, WC, radiator, double glazed window and tiled floor.

From the Reception Hall a door leads to:

Sitting Room 14' 7" x 12' 4" (4.44m x 3.75m)

With radiator, coved ceiling, wall light points, sliding aluminium double glazed doors to Garden Room and an Oak open tread staircase ascending to first floor.

From the Reception Hall a folding door leads to:

Breakfast Kitchen 10' 8" x 12' 4" (3.26m x 3.75m)

With a full range of base and wall mounted units comprising cupboards and drawers, built-in double electric oven, four ring hob with filter canopy over, kitchen island with cupboards and drawers beneath, breakfast bar, plumbing for washing machine, space for fridge freezer, radiator, part tiled walls, double glazed window to side elevation, plumbing for dishwasher, coved ceiling, recessed ceiling lighting, Worcester oil fired central heating boiler and uPVC double glazed doors lead to:

Garden Room 11' 0" max x 23' 6" (3.36m max x 7.16m)

Providing outstanding aspects over private landscaped gardens and beautiful views to a westerly direction over open fields with a professional vaulted roof incorporating recessed ceiling lighting, radiator and a uPVC double glazed door to extensive paved patio area.

From the Sitting Room and Oak open tread staircase ascends to:

First Floor Landing

With radiator, large built-in storage cupboard with shelving, linen cupboard with shelving and a door leads to:



Bedroom One 11' 9" max x 11' 9" (3.58m max x 3.59m)

With a double glazed window to front elevation, radiator, overhead pine fronted cupboards and fitted wardrobes incorporating railing and shelving.

Bedroom Two 10' 4" x 10' 7" (3.16m x 3.23m)

With a double glazed window to front elevation and radiator.

Bedroom Three 9' 4" x 9' 5" max (2.84m x 2.87m max)

With double glazed window to rear elevation providing outstanding aspects over open countryside, over stairs cupboard and radiator,

Bathroom

With a panelled bath, pedestal wash basin, WC, radiator, part tiled walls and a double glazed window.

Externally

Meadowcroft stands within the hamlet of Poole with attractive gardens, in a glorious position adjoining and overlooking fine Cheshire countryside and farmland. The property is fronted by a garden area retained within a low wall and the rear gardens benefit from an extensive patio and well tended flower beds and borders around a lawned garden area.

Tenure

Freehold.

Services

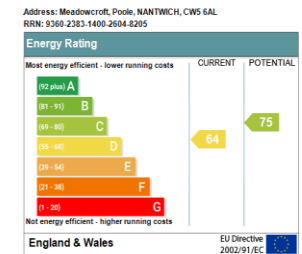
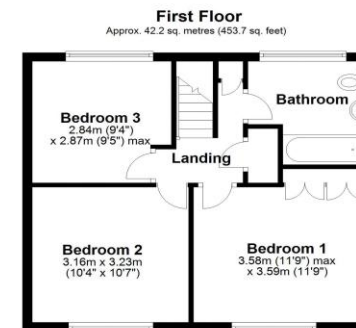
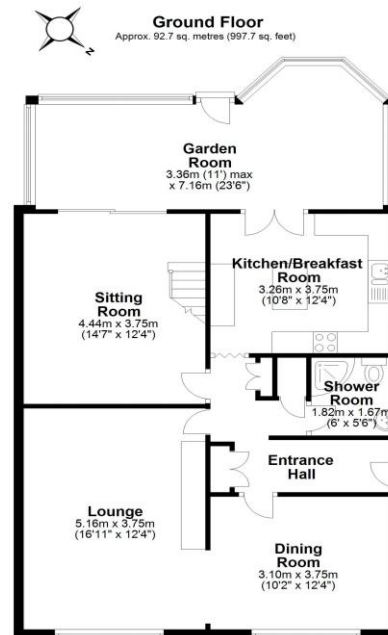
Oil fired central heating, mains water and electricity, septic tank drainage (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich town centre head out on Barony Road to the roundabout at Reaseheath, take the first exit signposted towards Chester, after ½ mile turn right into Wattenhall Road proceed along this road for a further mile and shortly after passing over the small narrow bridge, proceed for a further mile and Meadowcroft is situated on the left hand side.



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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