



30 Main Road, Wybunbury CW5 7NA

CHESHIRE
LAMONT

A most delightful and charming three bedroom semi-detached period cottage within the centre of the prized village of Wybunbury exuding significant style and character and offering well appointed, spacious accommodation throughout with a wealth of appealing features. Attractive cottage style garden with block paved parking space. Viewing highly recommended.

- An exceptional three bedroomed semi-detached period cottage
- Within the centre of the sought after village of Wybunbury
- Stylishly appointed and presented throughout to the very highest of standards
- Superb enclosed private lawned and courtyard garden to rear with parking
- Spacious accommodation retaining many original period features
- Reception dining hall, lounge, rear hall, cloakroom
- Fully equipped dining kitchen with fireplace, pantry cupboard, utility room
- Spacious principal bedroom with a superb range of fitted wardrobes
- Further double bedroom, single bedroom, fully appointed bathroom with separate shower
- Viewing highly recommended

Agents Remarks

This delightful 1830's cottage stands within the centre of the charming village of Wybunbury and exudes significant appeal with interesting period features and qualities complimented by stylish and contemporary design. The house incorporates spacious rooms with high ceilings and varying floor levels and we highly recommend a viewing. Wybunbury is a delightful village offering all the requisites of village life with a post office/shop, three well regarded public houses/restaurants, church and junior schooling. The village is famed for its leaning tower and annual fig pie rolling competition.

Property Details

A new high quality glazed composite door leads to:

Glorious Reception Room 14' 9" x 13' 2" (4.49m x 4.01m)

Forming a glorious entrance to the property, currently utilized as a dining room. Delightfully appointed with a high beamed ceiling, uPVC double glazed window to front elevation, double radiator, tiled floor, part panelled walls and a step and an exposed period pine door leads to:



Lounge 14' 9" x 13' 5" (4.49m x 4.09m)

A superbly appointed, spacious room with attractive features incorporating picture rail, high coved ceiling, ceiling beams, uPVC double glazed window to front elevation and double radiator.

From the Dining Room an exposed period pine door leads to:

Dining Kitchen 17' 2" x 10' 11" (5.23m x 3.32m)

Beautifully appointed with a superb range of high quality shaker style base and wall mounted units comprising cupboards and drawers, uPVC double glazed window to side elevation providing delightful aspects, uPVC double glazed window to rear elevation overlooking courtyard and garden, attractive working surfaces, single drainer one and a half bowl sink unit with waste disposal and shower mixer tap over, four ring hob with brushed steel back plate and filter canopy over, built-in double electric oven, integrated dishwasher, space for American style fridge freezer, recessed fireplace incorporating raised hearth and Oak mantel over, double radiator, recessed ceiling lighting, new high quality plank effect floor and a step and an exposed period pine door leads to:

Pantry Cupboard

A superb storage space with shelving.

From the Dining Kitchen a step ascends to:

Rear Laundry/Utility Room 10' 4" x 5' 3" (3.16m x 1.61m)

With lovely aspects over the rear garden via a uPVC double glazed window, part tiled walls, new high quality plank effect flooring, double radiator, fitted shelving, plumbing for washing machine, base unit, wall mounted cupboard incorporating shelving, single drainer sink with mixer tap and open access leads to:

Rear Hall

With quarry tiled floor, uPVC double glazed door to rear garden and a sliding Oak door leads to:

Cloakroom

With corner pedestal wash basin, quarry tiled floor, WC, uPVC double glazed window and recessed ceiling lighting.

From the Dining Kitchen a returned staircase ascends to:

First Floor Landing

And a step ascends to:

Front Landing

With an exposed period pine panel door to:



Principal Bedroom 16' 9" x 14' 9" (5.11m x 4.49m)

A delightful spacious bedroom affording superb surrounding aspects over the centre of Wybunbury village with a uPVC double glazed window to front elevation, uPVC double glazed window to side elevation, two double radiators, high moulded coved ceiling and a superb range of fitted wardrobes incorporating railing and shelving.

From the Front Landing an exposed period pine door leads to:

Bedroom Two 14' 10" x 14' 9" (4.53m x 4.49m)

Affording superb aspects via a uPVC double glazed window to front elevation, high moulded coved ceiling and radiator.

From the First Floor Landing an exposed period pine door leads to:

Bedroom Three 11' 0" x 10' 11" (3.35m x 3.32m)

With uPVC double glazed window to side elevation, radiator, door to fitted cupboard incorporating a Glow Worm combination gas fired central heating boiler and a fitted cupboard incorporating shelving.

Bathroom 8' 7" x 7' 11" (2.61m x 2.41m)

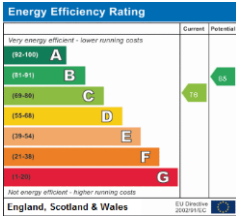
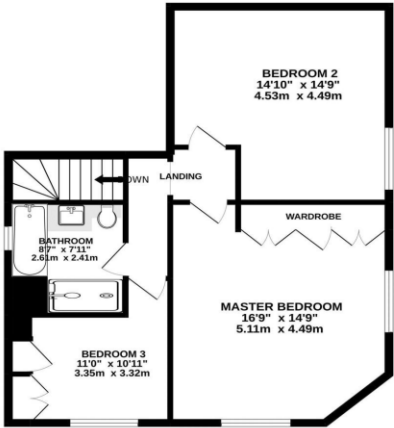
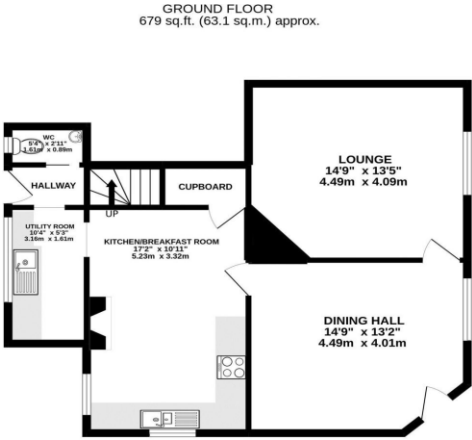
An impeccably appointed contemporary bathroom with large walk-in, fully tiled shower enclosure incorporating illuminated and tiled niches, overhead shower and full height screen, high quality grey Oak effect floor, panelled bath with central shower tap, wall mounted radiator, uPVC double glazed window, part tiled walls, recessed ceiling lighting, vanity wash basin with cupboards and drawers beneath and WC.

Externally

The property benefits from an attractive enclosed cottage style garden with an artificial lawned area and a paved patio with gazebo over, bordered by high quality wooden panel fencing with double gates allowing access to a block paved terrace suitable for vehicular parking if required and to a timber garden shed (with light and power). The artificial lawned area is retained within neat sleeper retained raised flower beds incorporating a range of plants, trees and shrubs. The garden benefits from all day and evening sunshine.

Tenure and Services

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



TOTAL FLOOR AREA: 1350 sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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