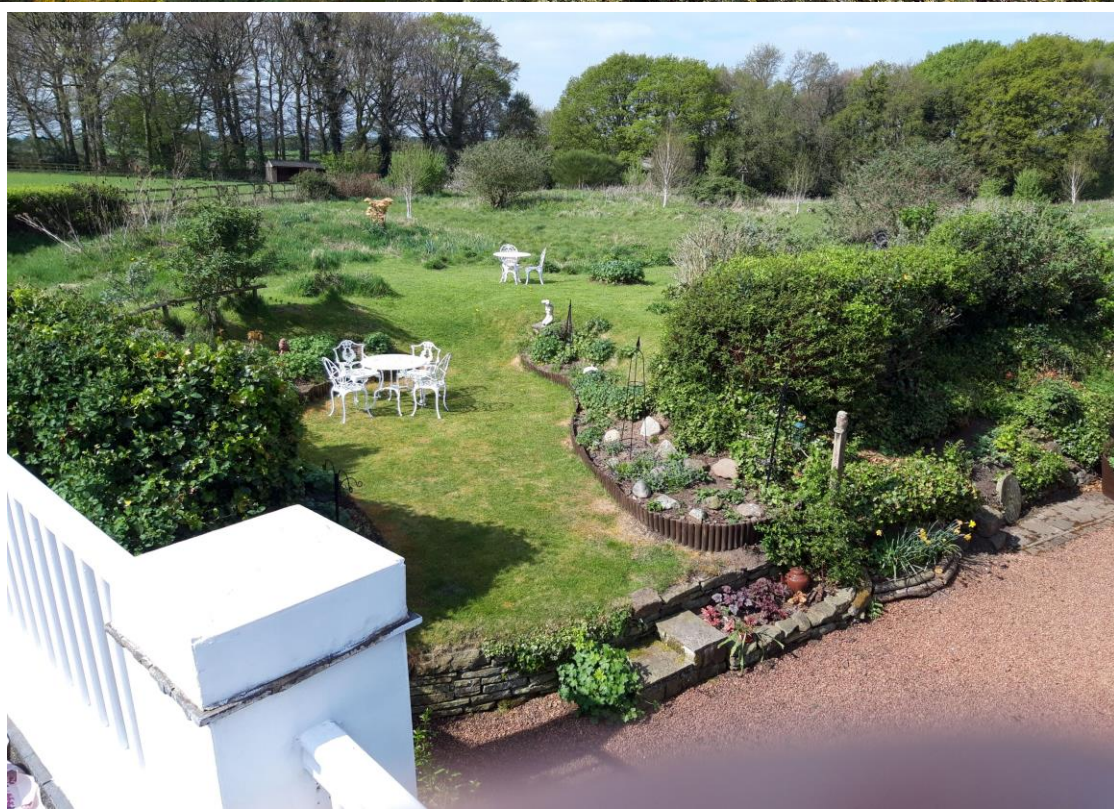




“Whitebriar Cottage”, London Road, Walgherton CW5 7LB

CHESHIRE  
LAMONT







A superb Period cottage with private land and grounds extending to 2.5 acres affording delightful versatile accommodation of significant appeal standing in a prominent sought after location with lovely surrounding rural countryside and views. Attractively appointed throughout with a wide range of appealing and Period features. With living/dining/sitting room, further sitting room, breakfast kitchen, study/snug, utility room and cloakroom. Three first floor bedrooms, first floor patio terrace and bathroom. Attached single garage. Sweeping driveway, attractive gardens and wildlife paddock to over two acres. Viewing highly recommended.

- A simply delightful Period cottage with private grounds and gardens to 2.5 acres
- Affording versatile accommodation of immense appeal
- Commanding a lovely position in a highly sought after prominent location
- Providing very attractive surrounding rural aspects and views to Wybunbury Church Tower
- Well appointed throughout
- Sympathetically retaining much of the original character
- Large wildlife paddock bordering woodland and with equestrian potential
- Sweeping driveway, attached single garage, attractive gardens
- First floor patio terrace providing outstanding views over countryside
- Viewing highly recommended

#### Agents Remarks

Whitebriar Cottage is a highly individual semi-detached Period cottage of extraordinary appeal and character and provides highly appealing accommodation and features in a superb situation close to Wybunbury Village and within 200 yards of the prized Boars Head Restaurant and Public House. The cottage stands in a slightly elevated position from which its own private grounds and far reaching rural views can be





enjoyed from a paved roof patio terrace. The cottage is situated just 4 miles away from the historic town of Nantwich.

#### Property Details

A sweeping driveway proceeds through bordered gardens established with an abundance of plants and trees and the driveway continues via a pathway leading to a sectional glazed panel door which allows access to:

#### Living/Dining/Sitting Room 13' 7" x 29' 8" max (4.14m x 9.04m)

A glorious, light and airy entrance to the property providing a dining/sitting area with sectional glazed bow window to side elevation providing lovely aspects over private gardens and land, uPVC double glazed double doors to rear courtyard, exposed pine plank flooring throughout, radiator, full height sectional glazed double doors to kitchen and a further sectional double glazed bow window overlooks front courtyard with steps descending to:

#### Sitting Room

With exposed ceiling beams, chimney breast incorporating raised stone flagged hearth with log burning stove, wall and picture light points and double glazed window to front elevation.

From the Living/Dining/Sitting Room exposed pine glazed double doors and step descends to:

#### Kitchen/Breakfast Room 15' 1" x 15' 5" (4.59m x 4.70m)

Delightfully appointed with a range of base and wall mounted units comprising cupboards and drawers, built in electric oven, four ring hob, tile effect flooring, single drainer sink unit with mixer tap, tall pantry cupboard incorporating shelving, integrated wine racks, recessed ceiling lighting, door to full height larder cupboard incorporating shelving and window to rear, exposed ceiling beams, translucent glazed window to South elevation, radiator, peninsular breakfast counter and a sectional glazed door leads to Inner Hall and a door leads to:

#### Utility Room

With an oil fired condensing boiler, plumbing for automatic washing machine and a door leads to:

#### Cloakroom

With corner fitted wash hand basin, corner fitted WC, radiator, double glazed overhead windows and door to courtyard.

From the Kitchen/Breakfast Room a sectional glazed door leads to:

#### Inner Hall

With stairs ascending to first floor and a sectional glazed door leads to:



**Study/Snug 13' 5" x 10' 9" (4.08m x 3.28m)**

With double glazed window to front elevation, full height double glazed window with fitted blind, exposed ceiling beams, fireplace with stone hearth and pine door to under stairs storage cupboard.

Stairs ascend to three quarter landing with stairs continuing to first floor landing and rear landing.

**Rear Landing**

With radiator, built in airing cupboard incorporating cylinder and a double glazed sectional panel door leads to:

**First Floor Patio Terrace**

Affording delightful views over private grounds and woodland.

From the Landing a door leads to:

**Bedroom Three 9' 7" max x 15' 1" max (2.92m x 4.6m)**

With radiator, ceiling beam, access to loft and double glazed window to rear elevation.

From the Landing a door leads to:

**Bathroom**

With vanity wash hand basin incorporating drawers beneath, WC, panelled bath with electric shower over, fully tiled walls, recessed ceiling lighting and uPVC double glazed window to rear elevation.

**Bedroom One 11' 11" x 13' 11" (3.64m x 4.23m)**

With a double glazed eaves window to front elevation, double glazed window to side elevation providing fine aspects, double fitted wardrobe with louvre doors and radiator.

**Bedroom Two 14' 11" max x 14' 4" max (4.54m x 4.36m)**

With double glazed window to front elevation, fitted wardrobes with louvre doors incorporating railing and shelving, access to loft and radiator.

**Externally**

The roof terrace is a particular delight and benefits from all day and evening sunshine affording expansive views over private grounds and woodland and to Wybunbury Church Tower. The gardens and grounds are well laid out. Approached over a sweeping driveway, Whitebriar Cottage enjoys a lovely position within delightful surroundings and a large single grassed paddock extends to over two acres bordered by mature woodland and railed fencing. The grounds provide a habitat for an abundance of wildlife with owl nesting boxes.



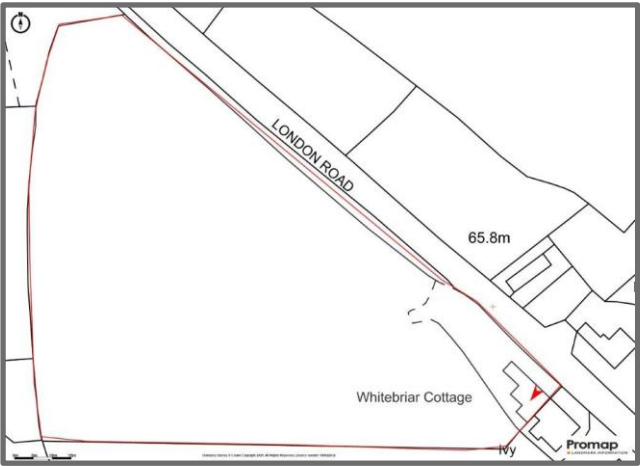


**Attached Single Garage 9' 7" x 19' 5" (2.93m x 5.93m)**  
With stable door to side, double doors to front, window, light and power.

**Services**  
Oil fired central heating, mains drainage, water and electricity (not tested by Cheshire Lamont Limited).

**Viewings**  
Strictly by appointment only via Cheshire Lamont Limited.

**Directions**  
From Nantwich proceed South East along the A51 signposted towards Stone and continue out of Nantwich for approximately four miles, passing The Boars Head Restaurant & Public House and continue for 200 yards where Whitebriar Cottage is situated on the right hand side.

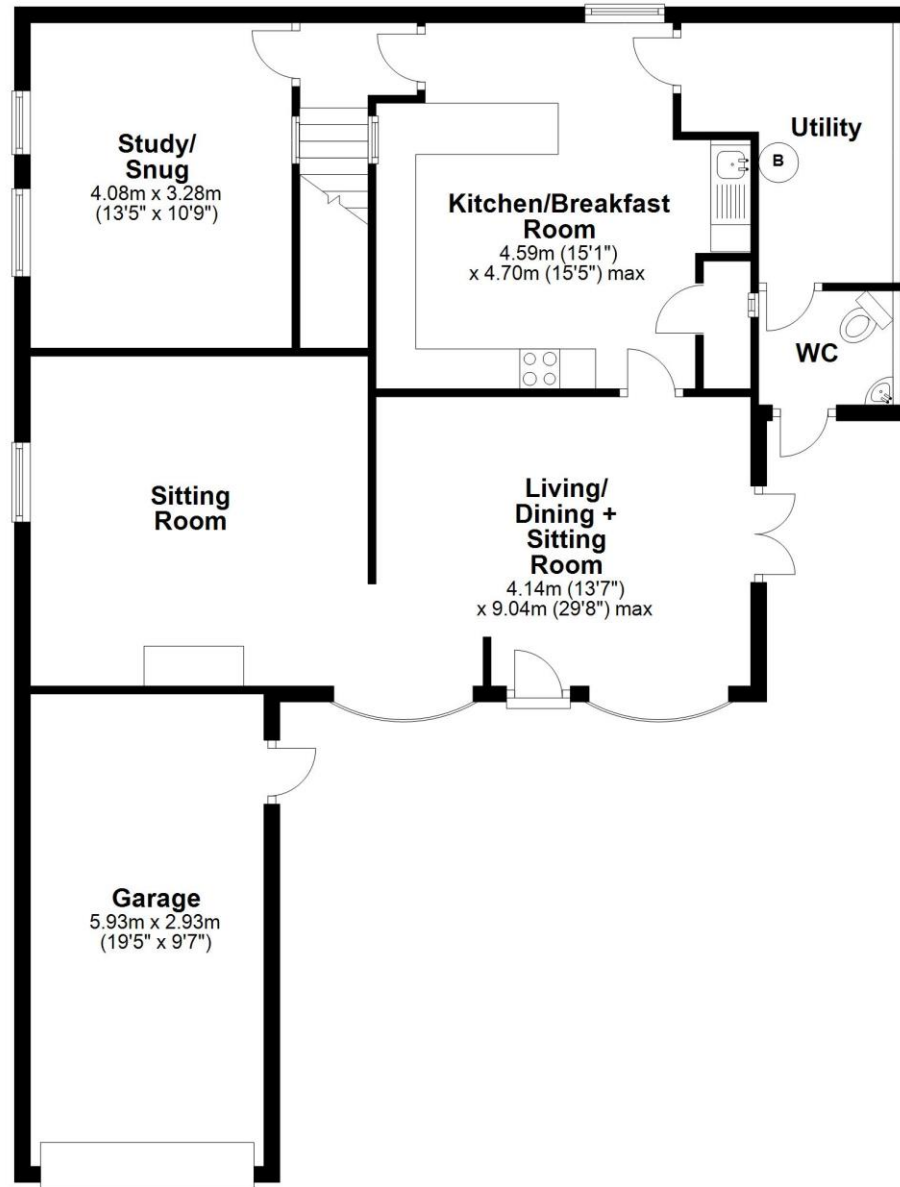


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	53	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



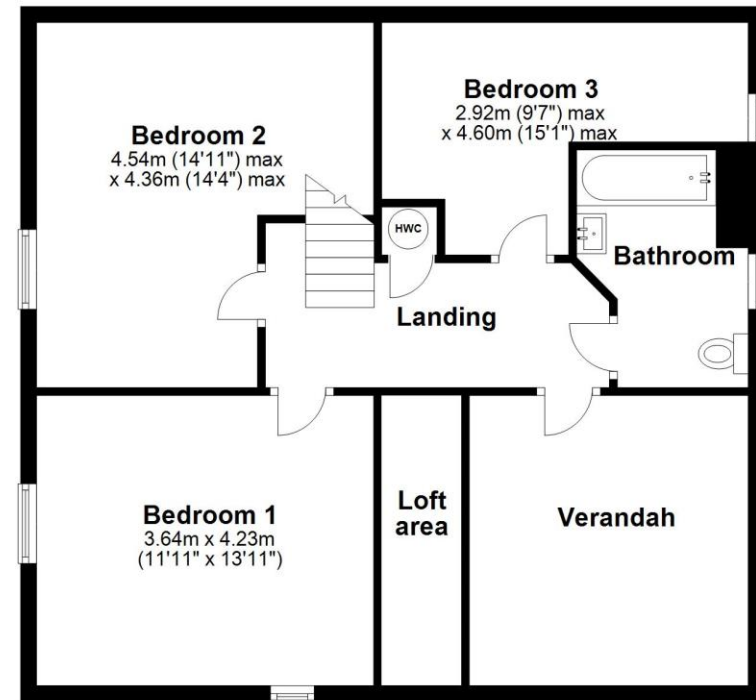
## Ground Floor

Approx. 101.9 sq. metres (1096.9 sq. feet)



## First Floor

Approx. 74.2 sq. metres (799.0 sq. feet)







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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Chestnut Pavilion  
Tarporeley  
Cheshire CW6 0UW  
Tel: 01829 730700

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