



**CHESHIRE
LAMONT**

Corner Cottage, Englesea Brook Lane, Englesea Brook CW2 5QW

A most charming semi-detached period cottage of immense character and appeal set in an idyllic rural village setting with delightful surrounding aspects providing attractively appointed four bedroom accommodation with detached double garage, extensive driveway and lovely country style gardens. Viewing highly recommended.

- A simply charming semi-detached period cottage
- In an exquisite tranquil rural village location
- With outstanding aspects and surrounding views
- Lounge with Inglenook fireplace and log burner and sitting room with dining area
- Large utility/cloakroom, breakfast kitchen and conservatory/garden room
- Four bedrooms with en-suite shower room to master bedroom and family bathroom
- Gated approach to extensive driveway and detached double garage
- Lovely cottage gardens to front and attractively hard landscaped west facing garden to rear
- Appointed and presented throughout to a high standard
- All bespoke window dressings included
- Pottager garden with 10' x 6' potting shed and fruit cage
- Viewing highly recommended

Agents Remarks

Corner Cottage stands in the centre of Englesea Brook, a charming timeless hamlet in undulating South Cheshire countryside with delightful aspects yet within easy distance of the nearby M6 motorway, Crewe mainline railway station, sporting and leisure pursuits and historic Nantwich.

Property Details

Corner Cottage occupies an idyllic position in the centre of Englesea Brook bordering Snape Lane and enjoys wonderful aspects over the surrounding village in a timeless location. A pedestrian wrought iron gate within a low brick wall allows access over a block paved path that leads through a beautiful cottage style garden incorporating an abundance of specimen plants, trees and shrubs, bordered by neat Holly hedging and low walling. The path leads to a sitting area to the front of the cottage and to a high quality uPVC double glazed composite door allowing access to:

Entrance Hall

With a staircase ascending to first floor, ceiling beams, tiled floor and open access leads to:



Hallway

With a uPVC double glazed window to front elevation, tiled floor, radiator, ceiling beams and a sectional glazed pine panel door leads to:

Sitting/Dining Room 18' 1" x 15' 7" max (5.51m x 4.74m max)

With a uPVC double glazed window to front elevation, ceiling beams, tiled floor, uPVC double glazed window to side elevation, radiator, under stairs storage cupboard and a tiled step leads to:

Breakfast Kitchen 16' 4" x 10' 2" (4.98m x 3.10m)

With handsome views to the rear via two uPVC double glazed windows and uPVC double glazed stable door, uPVC double glazed window to side elevation, lovely range of shaker style kitchen units, attractive Corian working surfaces, four ring hob with extractor over, built-in electric oven with built-in microwave above, integrated dishwasher, underslung Belfast sink with mixer tap, ceiling beams and tiled floor.

From the Hallway a pine panel door leads to:

Utility/Cloakroom

With a WC, vanity wash basin with cupboards beneath, ceiling beams, storage cupboards, half height panelled walling, uPVC double glazed window, cupboard incorporating plumbing for washing machine and tiled floor.

From the Hallway a pine panel door leads to:

Lounge 18' 1" x 12' 7" max (5.51m x 3.83m max)

A lovely reception room with an attractive Inglenook fireplace with oak surround incorporating a log burning stove, two uPVC double glazed windows to front elevation, tiled floor, ceiling beams, radiator, wall light points, uPVC double glazed window to rear elevation and a wide uPVC double glazed door leads to:

Conservatory/Garden Room 10' 2" x 9' 7" (3.10m x 2.92m)

With tiled floor, uPVC double glazed windows, uPVC double glazed doors to rear gardens enjoying lovely west facing countryside views and ceiling light fan.

First Floor Landing

With ceiling beam and a pine panel door leads to:

Bedroom Two 11' 3" x 10' 0" max (3.43m x 3.05m max)

With a uPVC double glazed window providing attractive aspects, panelled walling, radiator and fitted double wardrobe.

Bathroom 9' 0" x 6' 3" (2.75m x 1.90m)

Beautifully appointed with a freestanding double ended bath upon raised tiled plinth and incorporating shower tap to side, shower



cubicle, Moroccan ceramic bowl upon pine sink plinth, WC, chrome radiator, uPVC double glazed window, tiled floor and half height panelled walling.

Bedroom Three 10' 3" max x 12' 7" (3.12m max x 3.83m)
With a uPVC double glazed window to rear elevation providing lovely rural views, radiator, fitted wardrobe and dado rail.

Inner Landing
Providing a useful study/library area with a uPVC double glazed window to rear elevation and a pine panel door leads to:

Bedroom Four 9' 5" x 6' 4" (2.87m x 1.93m)
With a uPVC double glazed window to front elevation and access to loft space.

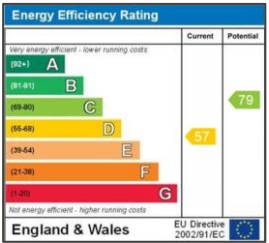
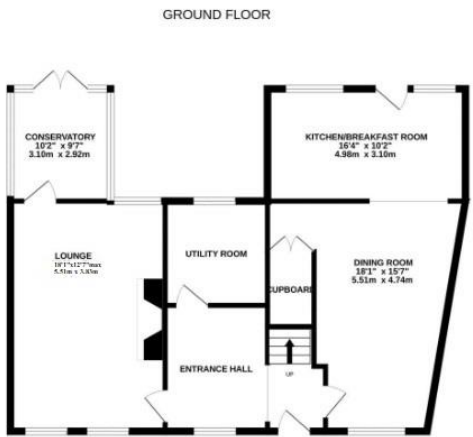
Master Bedroom 9' 11" x 9' 9" (3.02m x 2.98m)
With a uPVC double glazed window to front elevation, two built-in wardrobes, further deep built-in wardrobe, radiator and a pine panel door leads to:

En-Suite Shower Room 8' 2" x 7' 10" (2.50m x 2.40m)
With WC, pedestal wash basin, tiled floor part tiled walls, radiator, uPVC double glazed window and large shower cubicle incorporating electric shower over.

Externally
The property benefits from surrounding lovely aspects and attractive hard landscaped gardens to the rear incorporating a large ornamental pond, flower beds, borders, a herringbone block paved path, slate patio area surrounded by low walling and panelling and a pedestrian gate allows access to a large driveway area benefiting from access to Snape Lane via 5-bar wooden gates which leads to a detached double garage. The gardens continue further to a large sunbathing terrace with vegetable plot, fruit cage and a hobby/implement garden shed.

Tenure
Freehold.

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



Note: Floor Plans are for identification purposes only and Not to Scale

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