



“The Croft”, 94 Main Road, Wybunbury CW5 7LS

CHESHIRE
LAMONT



An exceptional and most handsome 1930's bay fronted four bedroom period residence of superb character standing in delightful established gardens and grounds to 0.25 of an acre within Wybunbury village providing stunning, spacious accommodation and appointed throughout to a very high standard. Viewing highly recommended.

- A simply exceptional detached 1930's bay fronted period residence
- Situated within Wybunbury village and standing in delightful established gardens to 0.25 of an acre
- Incorporating lovely period style with superb character and features
- Beautiful gardens with extensive patios, mature trees, large lawns and superb covered alfresco entertaining area
- Spacious reception hall, bay fronted sitting room and beautiful open plan lounge and dining room
- Stylish dining kitchen, laundry/utility room and cloakroom
- Master bedroom with en-suite, three further bedrooms and family bathroom
- Extensive driveways providing excellent parking facilities and detached garage
- Impeccably presented and appointed throughout
- Viewing highly recommended

Agents Remarks

The Croft is situated in the heart of historic Wybunbury which is a delightful village offering all the requisites of village life with a post office/shop, three well regarded public houses/restaurants, church, park and junior schooling. The village is famed for its leaning tower and annual fig pie rolling competition.

Property Details

The property is set back from the road behind attractive landscaped gardens and enjoys a slightly elevated aspect with a block paved pathway leading to a pillared tiled pitched porch with a handsome period sectional glazed panel door allowing access to:



Reception Hall

A glorious entrance to the property with original Scotch pine herringbone wood brick floor, spindled staircase with three quarter landing ascending to first floor, radiator, coved ceiling and an exposed pine panel door leads to:

Cloakroom

With WC, vanity wash basin incorporating cupboards beneath, column radiator, fitted cupboards, uPVC double glazed window and extractor fan.

From the Reception Hall an exposed pine panel door leads to:

Lounge 13' 5" x 12' 6" (4.09m x 3.81m)

With original Scotch pine herringbone wood block floor, uPVC double glazed window to front elevation, fireplace incorporating log burner, radiator, coved ceiling and open access to:

Dining Area 12' 10" x 9' 2" (3.91m x 2.79m)

With attractive aspects over the rear gardens via uPVC double doors, coved ceiling, uPVC double glazed window to side elevation, tiled floor and open access to beautifully appointed Dining Kitchen.

From the Reception Hall a sectional glazed panel door leads to:

Dining Kitchen 18' 8" x 16' 1" (5.69m x 4.90m)

Impeccably appointed with a superb range of high quality base and wall mounted units comprising cupboards and drawers, black granite working surfaces, central granite topped dining island incorporating drawers and fitted wine racks beneath, pantry cupboard area with space for American style fridge freezer, built-in double electric oven incorporating microwave, four ring gas hob with filter canopy over, twin bowl Belfast sink with mixer tap, integrated dishwasher, uPVC double glazed windows to side and rear elevations, 2 column radiators, further radiator, coved ceiling, recessed ceiling lighting, tiled floor and a sectional glazed panel door leads to:

Side Hall

With a door to outside, tiled floor and a sectional glazed panel door leads to:

Laundry/Utility Room

With a wall mounted gas fired central heating boiler, three wall mounted cupboards, base unit incorporating sink with mixer tap, uPVC double glazed window, tiled floor and pressurised cylinder system.

From the Reception Hall an exposed pine panel door leads to:



Sitting Room 14' 5" x 13' 5" (4.39m x 4.09m)

Attractively appointed with a uPVC double glazed bay window to front elevation affording lovely aspects, two uPVC double glazed windows to side elevation, radiator, fireplace incorporating coal effect gas fire, coved ceiling and original Scotch pine herringbone wood block floor.

First Floor Landing

With a uPVC double glazed window to three quarter landing area, uPVC double glazed window to front elevation providing lovely aspects, radiator, coved ceiling, hinged access to loft incorporating retractable ladder and a panel door leads to:

Bedroom Two (front left) 13' 5" x 12' 6" (4.09m x 3.81m)

With a uPVC double glazed window to front and side elevations and radiator.

Master Bedroom 13' 5" x 12' 10" (4.09m x 3.91m)

Beautifully appointed with uPVC double glazed windows to front and rear elevations, radiator, superb range of fitted wardrobes incorporating railings and shelving and a panel door leads to:

En-Suite Shower Room

With a corner fitted shower cubicle, full height fitted cupboards incorporating railings and shelving, vanity wash basin with cupboards beneath, WC, tiled floor, chrome towel radiator and tiled walls.

Bedroom Three 9' 10" x 8' 6" (2.99m x 2.59m)

With attractive views over the rear garden via a uPVC double glazed window and radiator.

Bedroom Four 8' 6" x 8' 6" (2.59m x 2.59m)

With a uPVC double glazed window to rear elevation and radiator.

Bathroom

Delightfully appointed with a panel bath incorporating glazed shower screen and shower over with additional detached hose, WC, granite topped vanity wash basin incorporating cupboards beneath, tiled walls, attractive floor, uPVC double glazed window and recessed ceiling lighting.

Externally

The property is approached via a brick pillared five bar gate allowing access to a superb extensive circular gravel driveway incorporating an abundance of specimen plants, trees and shrubs. A further block paved driveway to the side of the property provides further parking with a wrought iron gate leading to a tiled pitched detached garage. The attractive established rear gardens benefit from an extensive Indian stone paved entertaining area incorporating a superb alfresco kitchen/bar area with light and power, large lawned garden area and a



decked area, all bordered by contemporary wood panel fencing and mature plants, trees and shrubs.

Detached Garage

With double doors to front, space for dryer, power, excellent overhead storage and window to side.

Tenure

Freehold.

Services

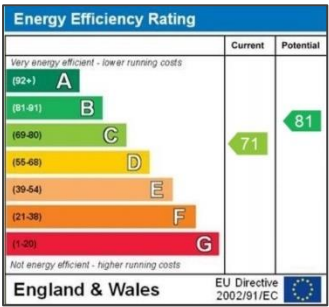
All main services are connected (not tested by Cheshire Lamont).

Viewings

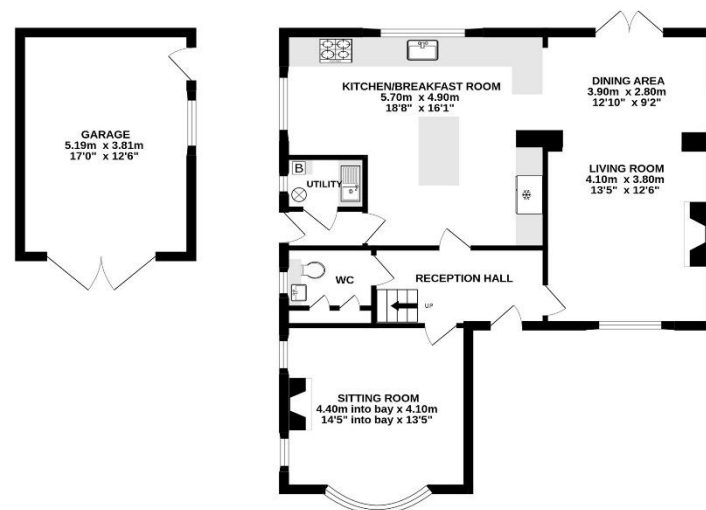
Strictly by appointment only via Cheshire Lamont.

Directions

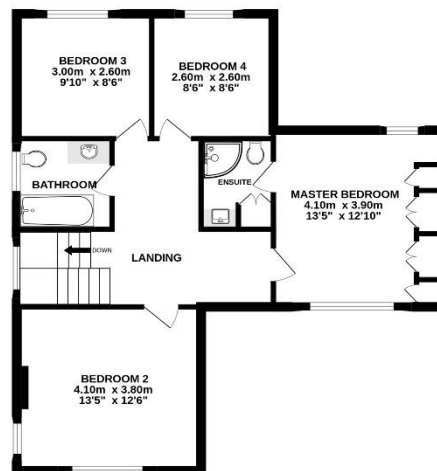
From Nantwich proceed to the A500 and turn right onto Newcastle Road and continue towards Hough. Turn right at Shavington traffic lights and proceed along Stock Lane for approximately a mile and a half and upon entering Wybunbury village the property is situated in a prominent position on the left hand side.



Ground Floor
98.7 sq.m. (1063 sq.ft.) approx.



1st Floor
69.8 sq.m. (752 sq.ft.) approx.



TOTAL FLOOR AREA : 168.5 sq.m. (1814 sq.ft.) 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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