



“Rose Cottage”, Coole Lane, Coole Pilate, Near Nantwich CW5 8AU

CHESHIRE  
LAMONT







A most impressive and impeccably enhanced spacious four bedroom detached period cottage of superb appeal with 1.75 acres of grassed paddock, planning consent for four HGV's, half an acre of hardstanding, detached versatile office buildings, purpose-built steel portal building with storage consent and stabling with planning permission for ancillary dwelling. Standing in delightful rural surroundings and adjoining the Shropshire Union Canal. Viewing highly recommended. NO CHAIN.

- A stunning, impeccably extended and appointed detached cottage of significant appeal
- Large enclosed detached portal building with consent for commercial storage
- Half acre hardstanding area and permission for four HGV vehicles
- Planning consent for conversion of existing stables to ancillary accommodation
- 1.75 acre grassed paddock, pillar gated entrance drive, private gardens to principal house
- In a fine location with lovely surrounding aspects and adjoining the Shropshire Union Canal
- Detached range of high quality versatile office buildings
- Principal house incorporates delightful accommodation and features
- Ground floor master bedroom suite with dressing room and en-suite bathroom, three first floor bedrooms and bathroom
- Outstanding contemporary open plan vaulted living family dining kitchen, living room, study, utility room and cloakroom

#### Agents Remarks

Rose Cottage stands in a fine position on idyllic surroundings adjoining the Shropshire Union Canal and represents a rare opportunity to acquire a small goods yard with associated office and storage facilities as well as a house of impeccable style and design.

#### Property Details

A pedestrian gate allows access over a paved path leading to a high quality uPVC double glazed composite door which allows access to:





### Reception Hall

With a handsome staircase ascending to first floor galleried landing, high quality dark oak effect flooring, uPVC double glazed window to side elevation, panel door to cloaks cupboard incorporating railing and shelving, under stairs cupboard, wall mounted electric radiator, open access to Inner Hall with shelving niche and a panel door leads to:

### Cloakroom

With WC and wash basin.

From the Reception Hall a panel door leads to:

### Master Bedroom 11' 1" x 10' 10" (3.37m x 3.30m)

With a uPVC double glazed window to front elevation, coved ceiling, niche alcove, door to Dressing Room, high quality dark oak effect flooring and a panel door leads to:

### En-Suite Bathroom 6' 0" x 5' 2" (1.84m x 1.58m)

With a tiled panelled bath incorporating rain shower over and additional handheld attachment, tiled walls, WC and vanity wash basin with cupboards beneath.

### Walk-In Dressing Room

Fully equipped with full height railing and shelving.

From the Reception Hall a pocket door leads to:

### Sitting Room/Office 14' 6" x 11' 0" (4.43m x 3.35m)

With uPVC double glazed doors to rear patio, uPVC double glazed window to side elevation and high quality dark oak effect flooring.

From the Reception Hall open access leads to:

### Stunning Open Plan Living Family Dining Kitchen Kitchen Area 16' 11" x 15' 5" (5.16m x 4.71m)

A delightful vaulted area with a full uPVC double glazed gable elevation incorporating uPVC double glazed doors, six velux windows, large dining island incorporating cupboards and drawers beneath built-in wine rack and an underslung sink with mixer tap, superb range of contemporary base and wall mounted units, attractive quartz working surfaces and upstands, twin built-in Bosch electric ovens and hob over with filter canopy, recessed ceiling lighting, high quality dark oak effect flooring, uPVC double windows and open access to:

### Dining Area 9' 7" x 12' 0" (2.92m x 3.66m)

With wall light points, high quality dark oak effect flooring, recessed ceiling lighting, uPVC double glazed window and open access to:



**Living/Family Area 11' 1" x 13' 8" (3.37m x 4.16m)**

With fully glazed semi-gabled elevation, uPVC double glazed window, velux windows and high quality dark oak effect flooring.

**First Floor Landing**

With a uPVC double glazed window to side elevation, panel door to fitted wardrobe and a panel door leads to:

**Bedroom Two 13' 4" x 8' 11" (4.07m x 2.72m)**

With a uPVC double glazed window to side elevation, wall mounted air conditioning unit and high quality dark oak effect flooring.

**Bedroom Three 13' 4" x 8' 11" (4.07m x 2.72m)**

With a uPVC double glazed window to front elevation, high quality dark oak effect flooring, air conditioning unit, access to loft space and panel door to built-in cupboard.

**Bedroom Four 9' 3" x 8' 11" (2.81m x 2.72m)**

With uPVC double glazed window to side elevation, high quality dark oak effect flooring and air conditioning unit.

**Bathroom**

With a tiled panel bath incorporating shower over, pedestal wash basin, WC, part tiled walls, tiled flooring, uPVC double glazed window and extractor fan.

**Externally**

The property benefits from a delightful position upon Coole Lane and is set back behind neat established hedging. The property stands in attractive landscaped gardens with an extensive paved patio terrace that extends to the side and rear with neat cobble edged lawned areas and paved paths. The property is screened by high hedging and mature trees.

**Paddock**

A 1.75 acre grassed paddock.

**Planning Consent**

Four HGV vehicles upon the half acre hardstanding and associated consents were granted by Cheshire East under Planning Application numbers 24/4614/FUL and 24/4609/FUL.

**Detached Steel Portal Building 75' 1" x 25' 3" (22.88m x 7.70m)**

Upon a concrete base with large roller door to courtyard elevation, personal door to rear courtyard, mezzanine storage/potential office area, light and power.





From the courtyard at the rear of the property stands:

**Detached Double Garage 15' 10" x 17' 4" (4.83m x 5.29m)**

With electrically operated door to front, light, power, storage area to rear and door to enclosed shed.

**Stable Range 13' 6" x 19' 0" (4.11m x 5.80m) per stable**

With three stable boxes all with planning consent for conversion to an Ancillary Dwelling.

Upon a large apron a gate allows access to a secure parking area and a step leads to:

**Yard Office**

With a uPVC double glazed door to:

**Reception Area 22' 3" x 11' 2" (6.77m x 3.40m)**

With light, power, professional panel hung ceiling, uPVC double glazed windows to side and rear elevations and a doorway leads to:

**Meeting Room 10' 10" x 17' 1" (3.31m x 5.21m)**

With uPVC double glazed window to side elevation, panel hung ceiling and air conditioning unit.

From the Reception Area a door leads to:

**Cloakroom**

With WC and vanity wash basin with drawers beneath.

From the Inner Hall an oak door leads to:

**Kitchen 7' 10" x 12' 2" (2.40m x 3.70m)**

With wall mounted cupboard, base unit incorporating single drainer one and a half bowl sink unit, two uPVC double glazed windows to courtyard and an oak door leads to:

**Ladies Cloakroom**

With WC and pedestal wash basin.

**Office Two 12' 0" x 11' 3" (3.66m x 3.44m)**

With a uPVC double glazed door to courtyard and open access leads to:

**Open Plan Office 12' 0" x 16' 4" (3.66m x 4.97m)**

With full height uPVC double glazed windows.

**Tenure**

Freehold.



**Services**

Air source heat pump, air conditioning, mains water and electricity, private drainage system.

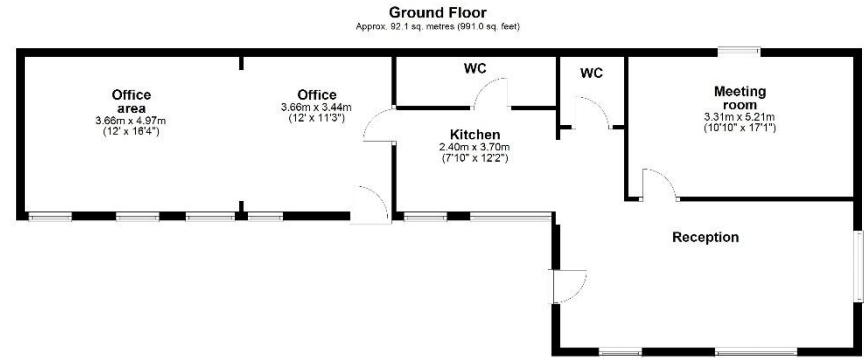
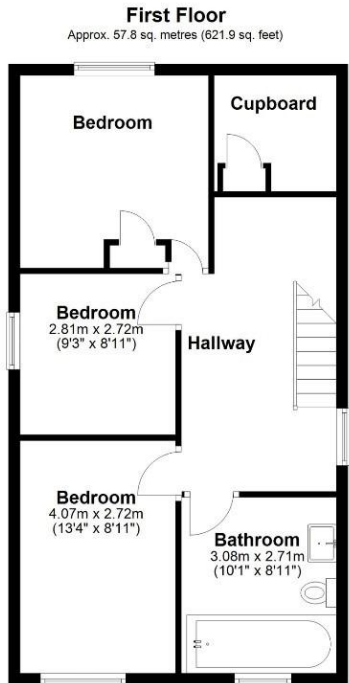
**Viewings**

Strictly by appointment only via Cheshire Lamont.

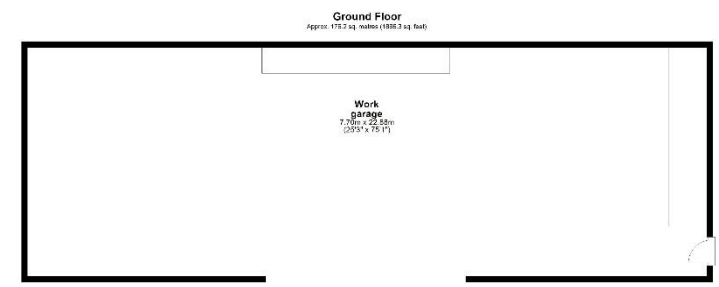
**Directions**

Proceed along Wellington Road and turn right onto Park Road/A530. Follow this road round onto Shrewbridge Road and after approximately half a mile turn left onto Coole Lane. Continue along on Coole Lane and the property is located on the right hand side.

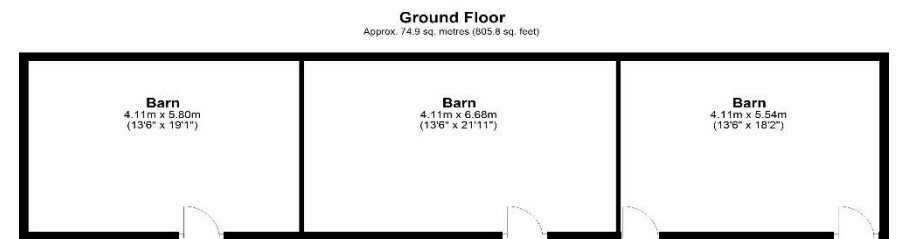




Total area: approx. 92.1 sq. metres (991.0 sq. feet)

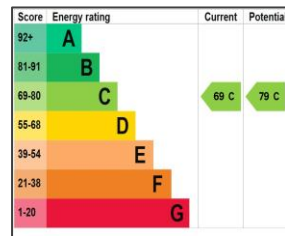


Total area: approx. 176.2 sq. metres (1896.3 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 sq. feet)

Total area: approx. 173.1 sq. metres (1862.9 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  
Tarporley  
Cheshire CW6 0UW  
Tel: 01829 730700

4 Hospital Street  
Nantwich  
Cheshire CW5 5RJ  
Tel: 01270 624441