



CHESHIRE
LAMONT

1 Moor Hall Cottages, DoddsGreen Lane, Aston, Near Nantwich CW5 8DP



An exceptional and highly individual semi-detached Period house affording outstanding character and features in a delightful rural setting providing impeccably arrayed and appointed accommodation of significant appeal. Standing in delightful gated gardens and grounds with extensive driveway, parking facilities and a most substantial detached double garage. Outstanding vaulted principal bedroom with covered balcony and en-suite, four further bedrooms and bathroom. Superb and versatile reception accommodation. Viewing highly recommended.

- An exceptional and highly individual semi-detached Period cottage
- Providing delightful and versatile accommodation arrayed over two floors
- Incorporating a wealth of character and highly appealing features
- In a highly sought after location within lovely surrounding aspects, situated between Nantwich and Whitchurch
- Superb and versatile reception accommodation
- Vaulted principal bedroom with covered balcony terrace and en suite
- Four further bedrooms and luxurious bathroom| Appointed and presented throughout to a very high standard
- Large driveway and established gardens with substantial detached garaging
- Early viewing highly advised

Agents Remarks

The property benefits from delightful surroundings and aspects and stands nearby to the picturesque village of Aston. Aston is a very well regarded village in South Cheshire countryside between Nantwich and Whitchurch and nearby to Wrenbury railway station providing links to Shrewsbury and Crewe. The catchment school for Aston is Sound and District Primary School and Brine



Leas Secondary School which have both achieved excellent results over recent years. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

The property is approached by an entrance drive which leads through wrought iron double gates over a large wide driveway. From the driveway a paved path descends to a block paved courtyard area and a tiled pitched pillared canopy porch with Cheshire brick half height walling to either side and with quarry tiled flooring leads to a sectional glazed panel door leading to:

Reception Hall 16' 7" x 5' 3" (5.05m x 1.60m)

A beautiful entrance to the property with uPVC double glazed windows to West elevation incorporating fitted plantation shutters, tiled flooring, column radiator, exposed Period pine panel doors to fitted cloaks cupboard and double sectional double doors lead to:

Family Room 15' 9" x 6' 0" (4.80m x 1.83m)

A very versatile room with delightful aspects over the front garden and side courtyard, two uPVC double glazed bow windows to side elevation and radiator.

From the Reception Hall a Period pine braced door leads to:

Principal Reception Room 20' 10" x 16' 7" (6.35m x 5.05m)

A glorious lounge of immense character with a Cheshire brick chimney breast incorporating a raised tiled recessed hearth incorporating a wood burning stove, column radiators, uPVC sectional glazed windows to front elevation overlooking attractive gardens and with woodland views beyond, ceiling beams, recessed ceiling lighting, television aerial point, two wall light points and a brace strapped Period door leads to:



Internal Study Hall/Home Office 12' 11" x 10' 9" (3.93m x 3.27m)

With a spindles staircase ascending to first floor, sectional glazed window overlooking front gardens, under stairs cupboard, column radiator, wall light points, central heating thermostat and a Period pine braced door leads to:

Cloakroom

With a wall mounted enamel wash hand basin, WC, fully tiled walls, fully tiled floor and recessed ceiling lighting.

From the Reception Hall a Period pine panel door leads to:

Dining Area

Beautifully appointed with tiled flooring, two wall light points, column radiator, sectional glazed window to West elevation and courtyard incorporating fitted plantation shutters and open access leads to:

Open Plan Family Dining Kitchen 26' 10" x 19' 1" (8.17m x 5.81m)

Impeccably appointed with a superb range of pine base and wall mounted units beneath attractive granite working surfaces, twin bowl under slung sink with mixer tap over, oil fired AGA inset within recessed chimney breast with tiling to rear and extractor hood over, tiled flooring, recessed ceiling lighting, ceiling beams, uPVC double glazed sectional doors to courtyard and integrated dishwasher. A very useful pantry/laundry area benefits from fitted cupboards incorporating shelving, plumbing for automatic washing machine and provides excellent storage space.

Split stairs ascend to:

First Floor Landing

With access to loft, radiator and a door leads to:

Master Bedroom Suite

With landing, radiator, built in airing cupboard with shelving and a pine door leads to:

Master Bedroom 15' 1" x 10' 8" (4.59m x 3.25m)

A superb vaulted bedroom with exposed ceiling beams and purlin, full height glazed gable elevation incorporating uPVC double glazed double doors with full height uPVC double glazed side panels leading to a paved patio terrace with railed balcony (3.35m x 1.22m), radiator and uPVC double glazed window to side elevation.

From the Inner Landing a pine door leads to:



Shower Room

With large full width walk in shower cubicle incorporating sliding screen door and overhead shower, Velux window, fully tiled walls, tiled flooring, wall mounted wash hand basin and WC.

Bedroom Two 14' 9" x 9' 11" (4.49m x 3.02m)

With sectional glazed windows to front and side elevations, radiator, partially vaulted ceiling and full width fitted wardrobes with full height mirror fronted sliding doors.

Bedroom Three 10' 11" x 9' 11" (3.32m x 3.02m)

With radiator and uPVC double glazed window to rear elevation.

Bedroom Four 10' 2" x 9' 1" (3.10m x 2.77m)

With sectional glazed window to front elevation and radiator.

Bedroom Five 9' 11" x 7' 2" (3.02m x 2.18m)

With radiator, over stairs cupboard and uPVC double glazed window to front elevation.

Family Bathroom

Impeccably appointed with a delightful contemporary suite incorporating a freestanding roll top bath with column shower tap to side, corner fitted shower cubicle with curved screen doors, wall mounted wash hand basin, WC, tiled walls, chrome radiator, window to front elevation and fitted mirror cabinet.

Outside

No. 1 Moor Hall Cottages stands in delightful grounds and surroundings incorporating and bordered by mature trees and hedging with lawned garden areas and paved patios. A gated entrance way incorporates wrought iron double gates which lead over a large block paved driveway and approach. A very substantial garage incorporates a workshop area with overhead storage provision and could be further converted (subject to planning permission if required). The gardens border open fields and benefit from South East facing aspects.

Detached Double Garage/Workshop 25' 0" x 24' 8" (7.61m x 7.51m)

A superior detached pitched roof double detached garage with pitched roof incorporating workshop area. With a large mezzanine storage area and inspection pit.

Services

Oil fired central heating, shared septic tank, mains water and electricity (not tested by Cheshire Lamont). Internet - fibre broadband.



Viewings

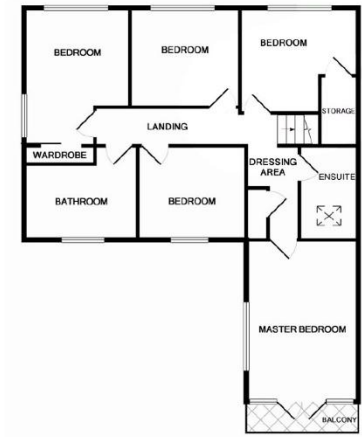
Strictly by appointment only via Cheshire Lamont.

Directions

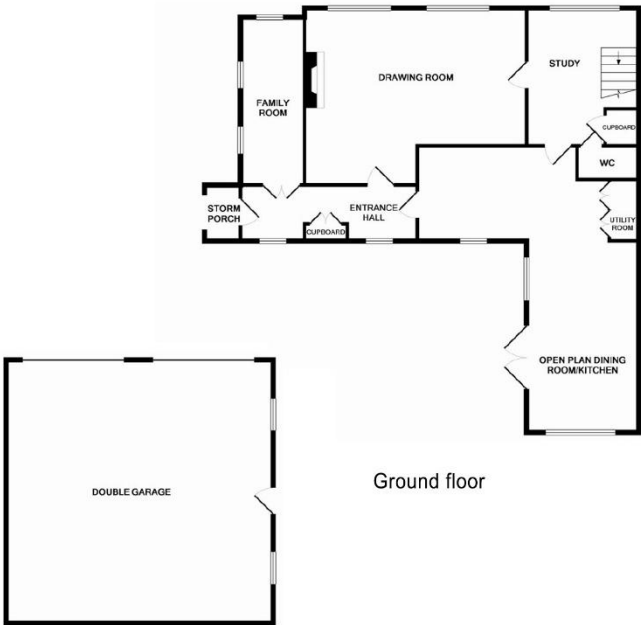
Leave Nantwich along the A530 Whitchurch Road and proceed for 4.2 miles through Sound and on entering Aston continue towards Whitchurch. After passing the Bakery premises on the left hand side turn left onto Dodds Green Lane, continue for half a mile and the cottage is on the right hand side.



1 Mill Cottages, CW5
Approx. total floor area 2471 sq ft / 229.5 sq m



First floor



Ground floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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