



“Holly Cottage”, Warmingham Grange Lane, Warmingham CW11 3RH

CHESHIRE
LAMONT

A stunning three storey barn conversion style property of the highest calibre built in 2012 and set within a small tranquil rural development in delightful Cheshire countryside within a very pleasant village affording well appointed and presented accommodation of great style and character. Viewing highly recommended. NO CHAIN.

- A superb spacious, character property in a fine rural setting
- Upon a small select courtyard development in delightful Cheshire countryside
- Providing well appointed and presented accommodation arrayed over three floors
- With lovely, landscaped rear gardens, two designated parking spaces and pleasant surrounding aspects
- Within the highly sought after village of Warmingham
- Second floor principal bedroom suite with en-suite shower room
- Three first floor bedrooms and bathroom
- Reception hall, lounge, dining room, cloakroom and dining kitchen
- Viewing highly recommended

Agents Remarks

Holly Cottage enjoys lovely surrounding aspects and was built in 2012 to a very high standard to provide attractive contemporary living in the style of a barn conversion within a delightful village benefiting from the renowned Bears Paw Public House and Restaurant the beautiful 18th century St Leonard's Church and the Warmingham Church of England Primary School. The local towns of Sandbach and Nantwich are close at hand and there is a convenient, easy access to Crewe with its mainline rail station interchange.

Property Details

A shared paved path leads from the parking area through an archway to a handsome panelled entrance door allowing access to:

Reception Hall 13' 9" x 13' 1" (4.20m x 4.00m)

With a staircase ascending to first floor, oak door to dining kitchen, mat recess, oak door to under stairs storage cupboard and an oak door leads to:

Cloakroom

With WC, half tiled walling, wall mounted wash basin and cupboard containing washing machine and separate tumble dryer.

From the Reception Hall oak double doors lead to:



Lounge 13' 9" x 12' 4" (4.20m x 3.75m)

With a central chimney breast incorporating a living flame gas fire within surround, window to courtyard elevation and double oak doors lead to:

Dining Room 11' 4" x 12' 4" (3.45m x 3.75m)

With sectional glazed double doors to rear gardens and an oak door leading to:

Dining Kitchen 11' 4" x 13' 1" (3.45m x 4.00m)

Comprehensively equipped with a superb a range of base and wall mounted units, granite working surfaces, peninsular dining counter incorporating cupboards beneath, integrated double electric oven and microwave, 5 ring Miele hob with filter canopy over, integrated fridge and freezer, integrated washing machine, window to rear gardens and tiled flooring.

First Floor Landing

With a staircase ascending to second floor landing and an oak door leads to:

Bathroom 6' 4" x 13' 1" (1.93m x 4.00m)

With a tiled bath, WC, wall mounted wash basin, tiled flooring, half tiled walls, large walk-in shower enclosure, chrome towel radiator and oriel window.

Bedroom Two 13' 9" x 12' 4" (4.20m x 3.75m)

With window to front elevation and oak doors to built-in double wardrobe.

Bedroom Three 11' 4" x 12' 4" (3.45m x 3.75m)

With window to rear elevation.

Bedroom Four 11' 4" x 13' 1" (3.45m x 4.00m)

With window to rear elevation and full width, built-in floor to ceiling wardrobes.

Second Floor Landing

With Velux window, eaves storage and an oak door leads to:

Principal Bedroom Suite 18' 4" x 14' 6" (5.60m x 4.41m)

With Velux windows, range of built-in eaves cupboards and an oak door leads to:

En-Suite Shower Room 5' 7" x 10' 11" (1.71m x 3.34m)

With large walk-in shower enclosure, WC, wall mounted wash basin, tiled flooring, chrome towel radiator, tiled walls and door to cupboard containing Megaflo hot water tank.

Externally

This delightful property stands in a select courtyard which is



approached over a long private drive and a shared parking area provides parking facilities for residents and visitors. The extensive communal grounds are laid to lawn and overlooked by individual garden areas, all of which benefit from lovely sunny aspects and rural views. The property enjoys a lovely landscaped private garden area at the rear with an extensive Indian stone paved patio area, flower beds and borders and an abundance of plants, trees and shrubs.

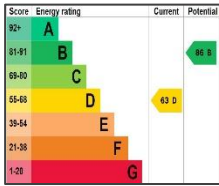
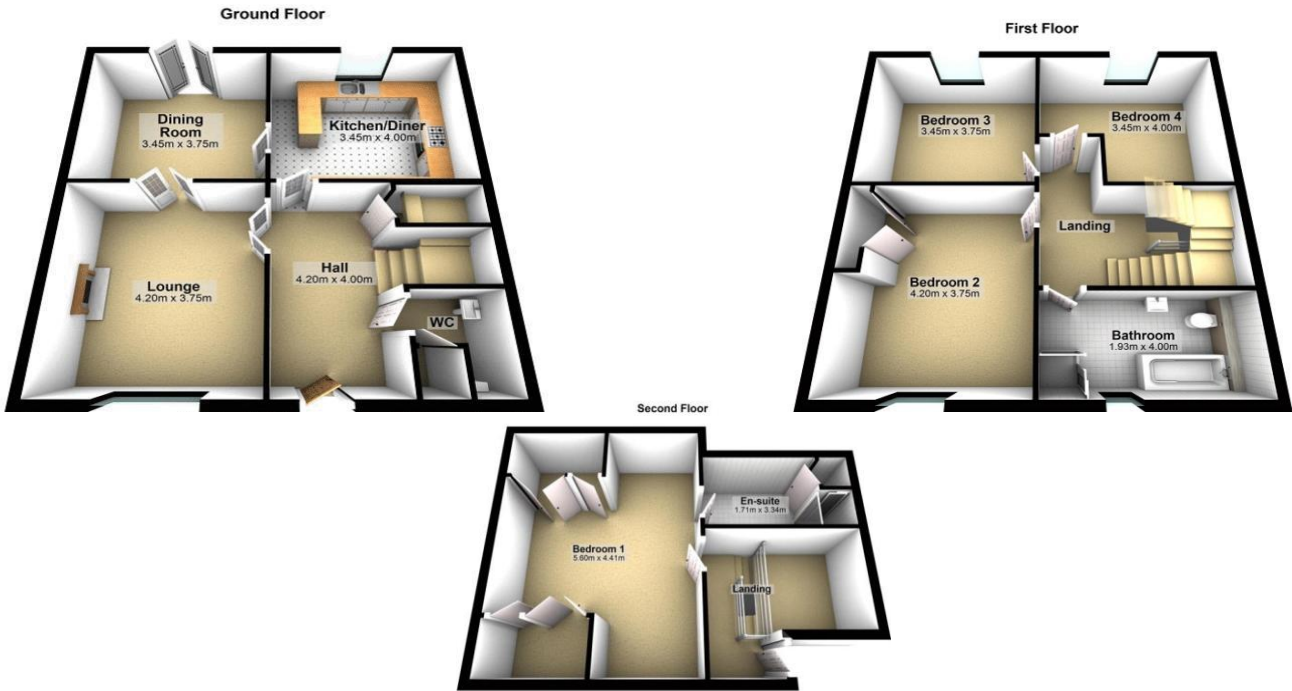
Tenure
Freehold.

Services
LPG, mains water and electricity, septic tank (not tested by Cheshire Lamont).

Heating
The entire property is heated by a conventional Worcester Bosch boiler with radiators on the first and second floors. The entire ground floor and both bathrooms benefit from underfloor heating.

Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
From Nantwich proceed towards Middlewich along Middlewich Road and after passing The Verdin Arms on the left hand side, over the bridge, turn right into School Lane and continue for approximately one mile. Turn right towards Warmingham on White Hall Lane and after passing the primary school on the right, proceed for a further 200 yards and turn right into the approach to Warmingham Grange Estate. Proceed along the private driveway and Holly Cottage can be found on the left hand side after the driftway.



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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