



“Rylstone”, 31 Rope Lane, Wistaston CW2 6RB

CHESHIRE
LAMONT



An outstanding and significant 1930's detached bay fronted period residence standing in delightful established gardens and grounds to 0.4 of an acre in a prestigious and sought after position providing impeccably presented and superbly extended accommodation of exceptional style and appeal. Viewing highly recommended.

- An exceptional and most spacious bay fronted detached period residence
- Of immense appeal and providing considerably enhanced accommodation of significant style
- Standing in delightful surroundings and gardens extending to 0.4 of an acre with extensive driveway
- Affording superb accommodation incorporating delightful features and character in a highly sought after location
- Gracious hallway and galleried landing, three reception rooms, shower cloakroom
- Beautifully appointed open plan family dining kitchen, spacious fully appointed utility/laundry room, second cloakroom
- Spacious bay fronted lounge, bay fronted dining room and ground floor bedroom suite with en-suite
- Stunning principal bedroom suite with dressing area, Juliet balcony and contemporary en-suite
- Three further first floor bedrooms and fully appointed family bathroom
- Superior detached garden lodge with full superfast broadband and garden store
- Viewing highly recommended

Agents Remarks

"Rylstone" is a stunning double bay fronted 1930's detached period house that retains significant original character whilst seamlessly blending considerable extensions and is appointed to the very highest of standards throughout. Wistaston is a highly regarded location with nearby junior and senior schooling, Rope Green Medical Centre and shops for day-to-day requirements.

Property Details

The property is approached over an attractive entrance between two maturing Copper Beech trees with an extensive driveway to the front providing superb parking facilities with double gates to the side of the property allowing access to the rear gardens. The driveway continues to a handsome brick pillared recessed porch with a herringbone block paved step ascending to an attractive uPVC double glazed composite door allowing access to:

Reception Hall

A glorious entrance to the property with original herringbone wood block floor, uPVC double glazed window to front elevation, door to understairs cloak cupboard with double glazed window, parquet tiled floor and coat hooks, coved ceiling, radiator, staircase ascending to first floor galleried landing and an original pine period door leads to:



Dining/Sitting Room 13' 0" x 12' 6" (3.95m x 3.80m)

Beautifully appointed with a uPVC double glazed bay window to front elevation, radiator, recessed fireplace within Cheshire brick surround upon raised stone hearth and incorporating a Clearview log burning stove, coved ceiling, herringbone wood block floor and an original pine period door leads to:

Self-Contained Bedroom Suite 15' 0" max x 15' 1" (4.57m max x 4.61m)

A versatile room with two uPVC double glazed windows to front elevation, radiator, recessed ceiling lighting and a door leads to:

Contemporary En-Suite Shower Room

With a wet floor shower area incorporating glazed screen, WC, wall mounted vanity wash basin with drawer beneath, tiled walls, recessed ceiling lighting, tiled floor, chrome radiator and uPVC double glazed window.

From the Reception Hall an original pine period door leads to:

Shower Room

Beautifully appointed with a walk-in shower enclosure incorporating glazed screen and attractive tiled plank walling with niche, WC, tiled walls, tiled floor, vanity wash basin with cupboard beneath, radiator, recessed ceiling lighting and two uPVC double glazed windows.

From the Reception Hall an original pine period door leads to:

Lounge 19' 3" max x 12' 11" (5.86m max x 3.94m)

A delightful principal reception room with a uPVC double glazed bay window to front elevation, two uPVC double glazed windows to side elevation, radiators, coved ceiling, recessed chimney breast incorporating Clearview log burning stove with Cheshire brick surround upon raised stone hearth, herringbone wood block flooring and uPVC double glazed doors providing delightful aspects over the private established rear gardens.

From the Reception Hall an original pine period door leads to:

Open Plan Family Dining Kitchen**Kitchen Area 10' 4" x 12' 5" (3.15m x 3.79m)**

Comprehensively appointed with a stunning range of high quality oak shaker style base and wall mounted units comprising cupboards and drawers, full height pull-out pantry drawer, attractive curved granite working surfaces providing dining counter, recessed fireplace incorporating a NEFF four ring induction hob with filter canopy inset, NEFF built-in double electric ovens and warming drawer, integrated dishwasher, integrated fridge and freezer, tiled floor with underfloor heating, underslung sink with mixer tap and boiling tap, recessed ceiling lighting, original servants bell system and open access to:

Family/Dining Area 12' 2" x 12' 2" (3.70m x 3.72m)

Benefiting from four panel bi-folding doors to rear gardens and patio terrace, uPVC double glazed window to side elevation, tiled floor with underfloor heating, recessed ceiling lighting and a sectional glazed door leads to:



Large Utility Room

Wonderfully appointed with a stunning range of high quality units incorporating full height pull out pantry shelving units, full height household utility cupboard, base and wall mounted units, attractive butchers block working surfaces, full height fridge freezer, tiled floor with underfloor heating, recessed ceiling lighting, column radiator, uPVC double glazed door to outside, uPVC double glazed window to side elevation, single drainer one and a half bowl sink with mixer tap, plumbing for washing machine, space for tumble dryer, access to roof space and a door leads to:

Cloakroom

With WC, wall mounted wash basin, uPVC double glazed window and a wall mounted Worcester gas fired central heating boiler.

From the Reception Hall a staircase ascends to:

Three Quarter Landing

With a uPVC double glazed window to front elevation providing lovely aspects and the stairs continue to:

First Floor Galleried Landing

With radiator, access to loft incorporating pull-down ladder and providing superb storage space, radiator and an original pine period door leads to:

Master Bedroom Suite 11' 10" x 26' 1" (3.61m x 7.95m)

An exceptional, spacious suite with a walk-in dressing area incorporating full height fitted wardrobes with railing and shelving, radiator and uPVC double glazed window overlooking rear gardens, uPVC double glazed doors to glazed balcony overlooking rear gardens, high quality oak floor with underfloor heating, wall light points and a door leads to:

En-Suite Shower Room 5' 7" x 14' 7" (1.71m x 4.44m)

A stunning shower room with fully tiled walls and floor, wet floor shower area, WC, vanity wash basin with drawers beneath, fitted mirror light, recessed ceiling lighting, tiled floor with underfloor heating, two uPVC double glazed windows and chrome radiator.

Bedroom Three 13' 0" max x 12' 6" (3.96m max x 3.81m)

With a uPVC double glazed bay window to front elevation, radiator and a superb range of wardrobes incorporating railing and shelving.

Bedroom Four 11' 2" x 12' 11" (3.41m x 3.94m)

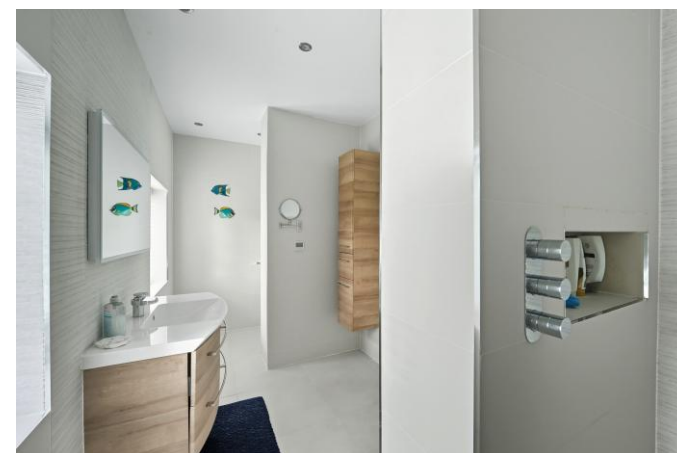
With a uPVC double glazed window to front elevation and radiator.

Bedroom Five 7' 8" x 12' 11" (2.34m x 3.94m)

With a uPVC double glazed window to rear elevation overlooking lovely rear gardens, picture rail and radiator.

Family Bathroom

With a "p" shaped bath incorporating rain shower over, vanity wash basin with cupboards and drawers beneath and illuminated shelving with mirror above, WC, tiled walls, illuminated shelved niche, two uPVC double glazed windows, recessed ceiling lighting and radiator.



Externally

The property stands in wonderful grounds and enjoys beautiful surrounding aspects. The gardens are delightfully established and incorporate an abundance of mature specimen trees, large lawned areas, paved terracing and a most useful professional detached garden lodge offering versatile potential. The property is set back from the road behind attractive hedging and maturing Copper Beech trees.

Detached Purpose-Built Timber Framed Building 11' 8" x 19' 5" (3.56m x 5.91m)

Fully insulated and providing outstanding storage facilities or space for a variety of uses with full height uPVC double glazed windows, uPVC double glazed door, light, power, underfloor heating and wired superfast broadband connection.

Garden Store 12' 8" x 9' 4" (3.87m x 2.85m)

With double doors to front.

Tenure

Freehold.

Services

All main services are connected. Wet floor underfloor heating (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Crewe Road to the traffic lights at Wells Green and turn right along Rope Lane where the property is situated on the left hand side.

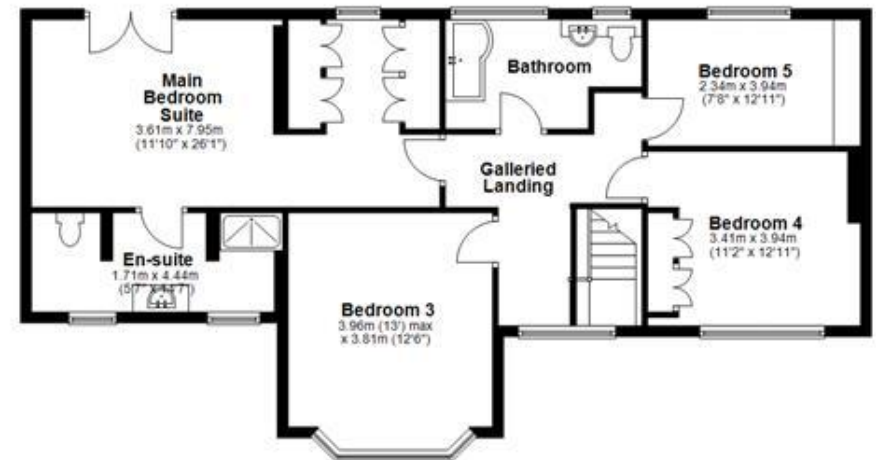


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor





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