

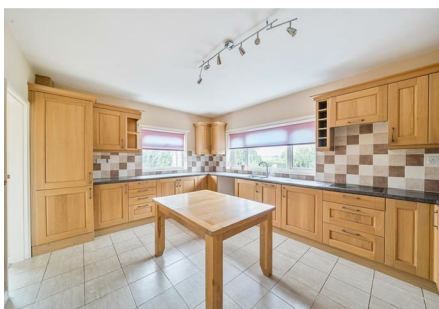


FOR SALE

Offers in the region of £350,000

The Cottage Lodmore Lane, Burleydam, Whitchurch, SY13 4BQ

The Cottage is a spacious and extended semi detached country property that is being sold with NO CHAIN. The property is in good condition and briefly comprises reception hall, cloaks with W.C, living room, dining room and conservatory. There is a spacious breakfast kitchen with a pleasant outlook over the large gardens. To the first floor is a spacious landing, large main bedroom with fitted furniture and a dressing area. There are two further bedrooms and a spacious family bathroom. Outside are large gardens, outbuilding, drive and garage.



Whitchurch 6 miles, Burleydam 1.5 miles, Audlem 4 miles and Nantwich 10 miles. All distances are approximate.



- Semi Detached Spacious Family Home
- No Upward Chain, Semi Rural
- Hall, Lounge, Dining Room,
- Conservatory, Breakfast Kitchen
- Landing, Three Double Bedrooms
- Family Bathroom, Parking
- Large Garden to the Side
- Viewing Highly Recommended

Location

The property is located between Burleydam and Wilkesley which is a semi rural location. In Burleydam is the very popular Combermere Arms public house. The village of Audlem is located 4 miles away where there a range of local shops, businesses, pubs and restaurants. Audlem has a local junior school. Whitchurch is located about 6 miles away and has 4 major supermarkets, high street shops, pubs and restaurants. Locally in around the area are excellent leisure and sporting activities from Rugby, Football, Cricket & Hockey clubs, golf courses lots of great walks.

Brief Description

Halls are delighted to be instructed to sell The Cottage by private treaty.

The property comprises a spacious entrance hall with wooden effect flooring, window and a radiator. There is a door to a cloakroom with with a white suite comprising low flush W.C, wash hand basin, wooden effect flooring, radiator and window. There is a lounge to the front with window and feature fireplace and an archway through to the dining room. The dining room has a window to the rear and doors through to the conservatory which has double glazed windows and double doors ton the rear gardens. From the hall there is a door into the spacious breakfast kitchen which has a wide range of base and wall mounted cupboards. There are extensive worktop surfaces, drainer sink unit, electric oven and hob. The kitchen has windows to the side and rear overlooking the large gardens.

The stairs ascend from the hall to a spacious 1st floor landing. The main bedroom is to the front and has windows with views over the gardens and surrounding countryside. There is fitted bedroom furniture and also a dressing room. There are two further double bedrooms with views from the windows. There is a spacious and modern family bathroom with bath with shower over, low flush W.C, wash hand basin, window and door to an airing cupboard. The property has oil fired heating and double glazed windows.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Outside & Gardens

The property is accessed from Lodmore Lane to a drive suitable for a number of cars. The drive continues down the side of the house to a garage. To the front of the property is a lawn with surrounding flower border. There is a large garden to the side of the house with lawns, trees and flower borders. To the rear of the house is a sitting area, brick built out house with power and useful as a store / freezer room. The rear garden is laid to lawn and there is an ornamental pond and garden shed. There is also a further garden area which would be ideal for a kitchen garden.

Directions

From Whitchurch drive out on the A525 towards Nantwich and after about 2.5 miles turn right signposted Audlem. For the road for about 1.5 miles and turn right into Lodmore Lane. After about 1/4 of a mile turn right again still on Lodmore Lane and the property is located down on the left hand side after about 1/4 of a mile.

What 3 Words

///fired.occur.conqueror

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Schooling

In Audlem is St James CE Junior School and in Nantwich are the well regarded schools of Brine Leas and Malbank both with 6th form colleges.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1667 281025

Council Tax - Cheshire East

The property is in Band D on the Cheshire East Council Register.

Services

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators.

Tenure - Freehold

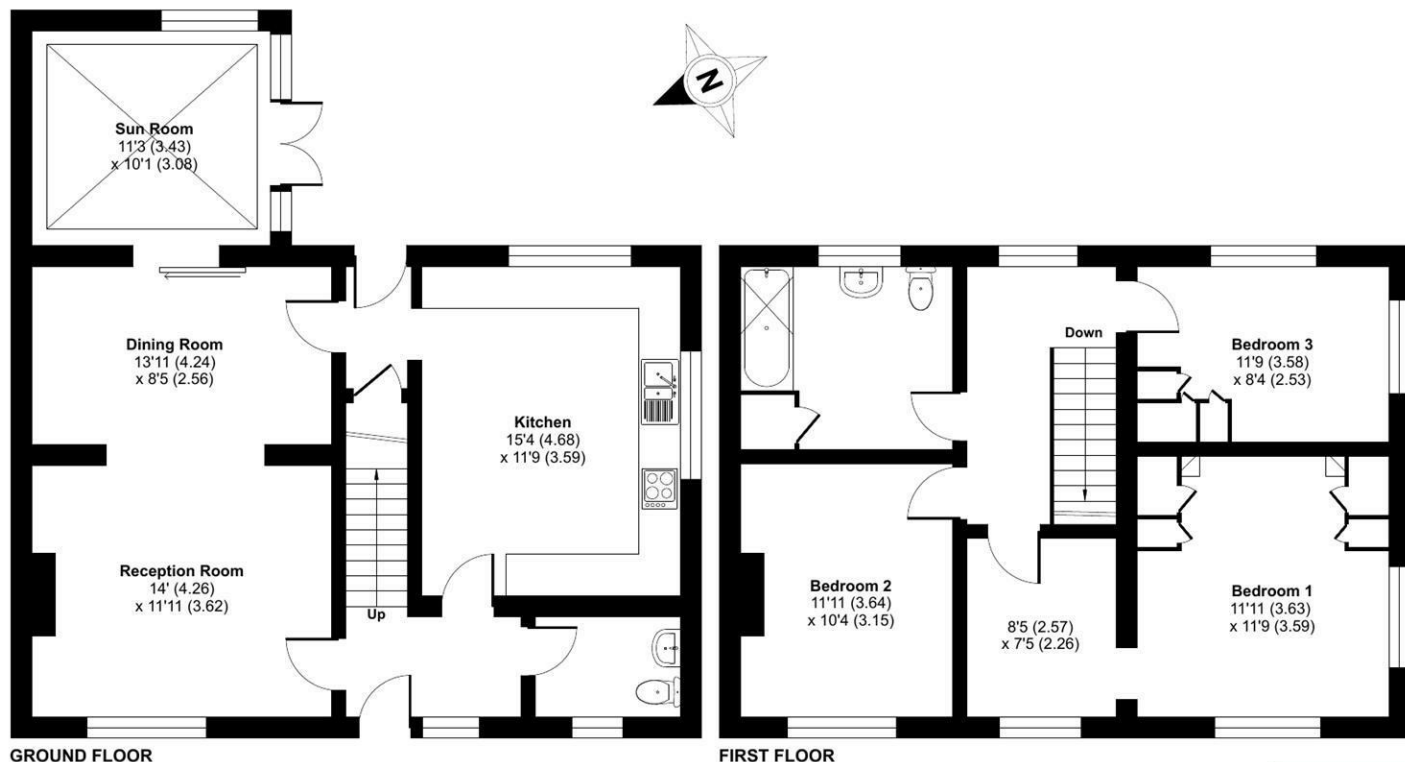
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

FOR SALE

The Cottage Lodmore Lane, Burleydam, Whitchurch, SY13 4BQ

Approximate Area = 1427 sq ft / 132.5 sq m

For identification only - Not to scale

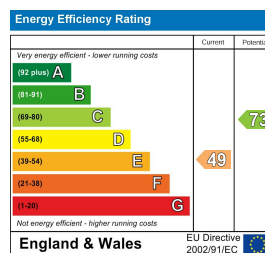


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Halls. REF: 1336854

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.