



Ash Cottage, Waldrons Lane, Crewe, Cheshire, CW1 4PT
Offers Invited £400,000

**BAKER
WYNNE &
WILSON**

A INTERESTING OPPORTUNITY TO ACQUIRE A DETACHED COUNTRY COTTAGE WITH TREMENDOUS POTENTIAL AND SCOPE, STANDING IN GROUNDS TOTALLING 1.30 ACRES. REQUIRING SOME UPDATING ENJOYING AN OPEN ASPECT.

SUMMARY

Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloak/Bathroom, First Floor, Three Bedrooms, Bathroom. Breeze Block Garage, Precast Garage.

DIRECTIONS

From Nantwich take the A530 Middlewich Road and continue along here to Leighton Hospital. Turn right into Smithy Lane, proceed over the mini roundabout onto Bradfield Road, At the traffic lights, turn left into Parkers Road, continue past the Eight Farmers Public house, over the railway bridge, past Broughton Road and the next turning on the right into Waldron's Lane and the property is situated 100 yards on the right hand side.

LOCATION AND AMENITIES

This is a popular semi rural locality in the confines of Crewe. The property occupies a central position within the grounds and has an open aspect to the front and rear. Within the hamlet there is the White Lion public house and day to day facilities available in Parkers Road, including the Co Operative store and Bargain Booze. There is primary education on Mablins Lane. Crewe town centre is approximately 1.5 miles and contains a wide variety of business opportunities and a fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes).



DESCRIPTION

The property is of brick construction with rendered elevations all under a tiled roof. It has been in the same family for a number of years and has been maintained but would not benefit from further programme of renovation/modernisation. Any purchaser will be drawn to the extensive gardens to the rear and size/ orchard area extending to 0.5 of an acre with the additional fenced paddock to the right which is approximately 0.72 of an acre and therefore offers ample opportunity for people with small stock keeping or equestrian interests.

THE ACCOMMODATION COMPRISES

SITTING ROOM

13'0" x 12'0"

Tiled/wooden fireplace, double glazed window to front, French door to side, TV point, two wall light points

DINING ROOM

13'0" x 8'0"

Stone feature fireplace, two double glazed windows

KITCHEN

11'2" x 10'0"

A range of oak style units, work surfaces, sink unit, storage and wall cupboards, electric hob unit, Siemens oven, built in microwave, plumbing for washing machine, views to the rear through double glazed window, double glazed personal door to rear.



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CLOAK/BATHROOM

Panelled bath with shower over, pedestal wash basin, low level WC, part tiled walls, heated towel rail, tiled floor, double glazed window.

INNER HALL WITH STAIRS TO FIRST FLOOR ACCOMMODATIO

Electric radiator

BEDROOM

12'0" x 9'11"

Fitted wardrobe, double glazed window.

BEDROOM (FRONT)

12'8" x 8'0"

Access to loft, double glazed window.

BEDROOM (REAR)

12'8" x 11'0"

Two fitted wardrobes with cupboards above, built in cupboard, double glazed window.

BATHROOM

14'5" x 4'0"

Vanity wash basin, enclosed WC, built in storage cupboards, 12000mm shower cubicle with power unit, Xpelair, heated towel rail, double glazed window, tiled floor

OUTSIDE

Ample turning and parking area.

Breeze Block GARAGE 24'9" x 19'4"

Precast GARAGE 22'0" x 10'0"

GARDENS AND PADDOCK

See enclosed plan.

To the rear of the property there is a lawned area, to the side there is an orchard area being

hedge lined. all in excess of 0.5 acres.

In a Westerly direction there is a fully enclosed grazing paddock which is 0.7 of an acre.

REDEVELOPMENT CLAUSE

The vendor wishes to reserve on the whole within the contract of sale, an appropriate development uplift clause of 50% for a period of 30 years based on the any separate residential planning permissions being granted in the future.

SERVICES

Mains water and electricity. Septic Tank drainage.

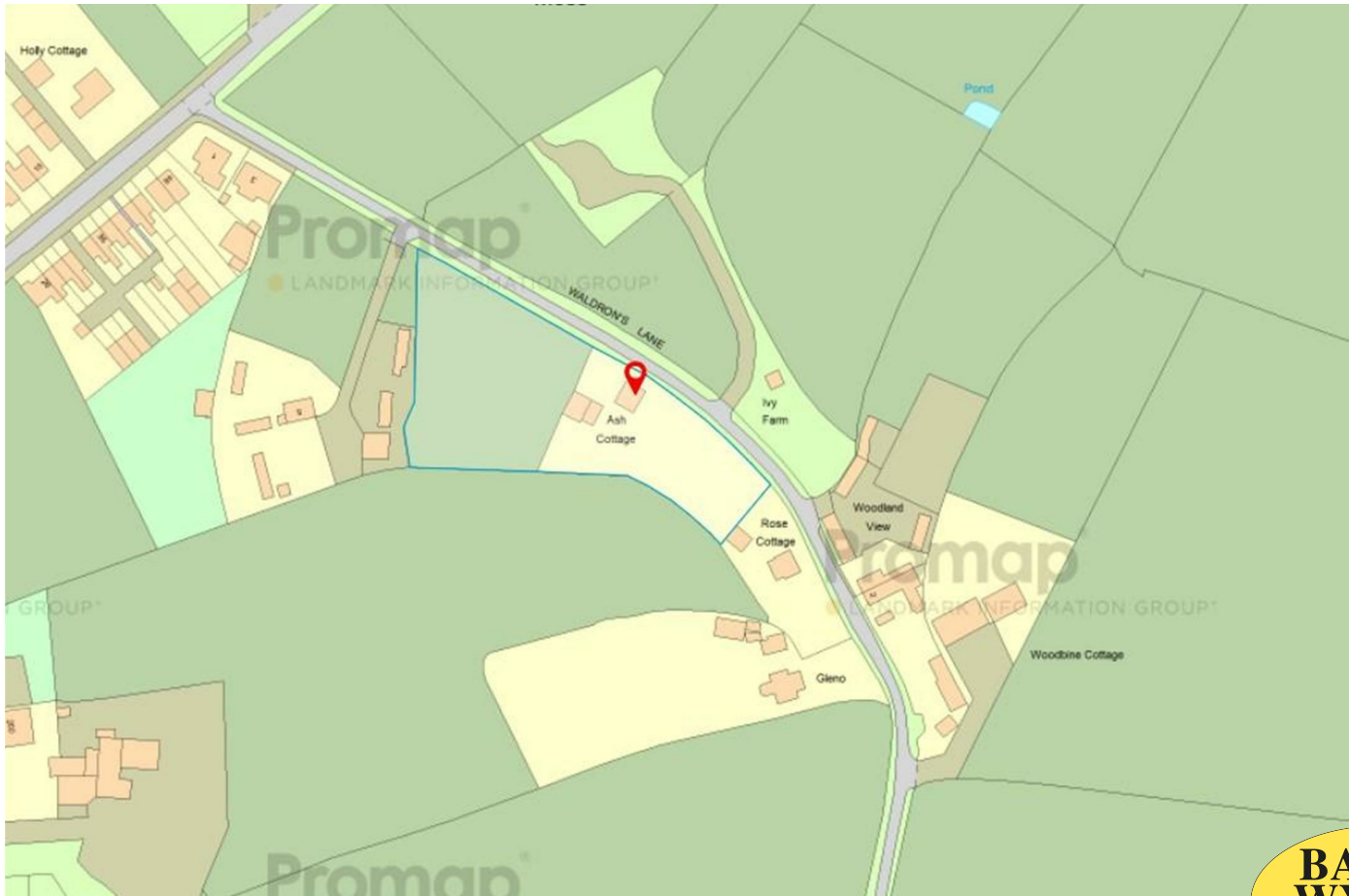
N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

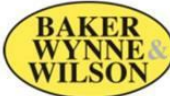
FREEHOLD

VIEWING

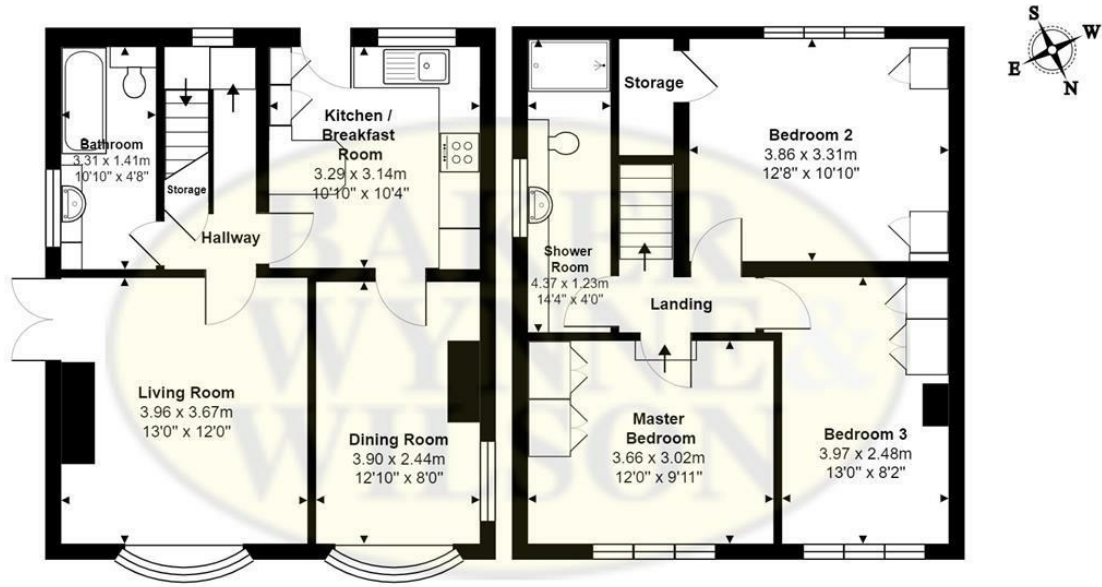




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ASH COTTAGE, WALDRONS LANE, CREWE, CHESHIRE, CW1 4PT



Ground Floor
Area: 47.0 m² ... 506 ft²

First Floor
Area: 47.2 m² ... 508 ft²

Approximate Gross Internal Area: 94.1 m² ... 1013 ft²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Green House EPC Ltd 2022.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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