



4 Shores Lane, Burland, Nantwich, Cheshire, CW5 8LU
Guide Price £625,000

**BAKER
WYNNE &
WILSON**

A CHARMING DETACHED COTTAGE WITH A SPACIOUS ONE BEDROOM ANNEX, GARAGE BLOCK, GARDENS, Paddock and VALUABLE CANAL FRONTAGE, SITUATED IN A LOVELY RURAL POSITION 2 MILES WEST OF NANTWICH.

SUMMARY

Reception hall, living room, dining room, rear hall, kitchen/breakfast room, utility room, shower room, landing, two double bedrooms, bathroom, annex comprising - double bedroom, inner hallway, shower room, living room, kitchen and utility room. UPVC double glazed windows, Oil central heating. Large car parking and turning area, garage block comprising - garage, workshop, office with loft room above, various stores, gardens with development potential, paddock, non towpath frontage to the Llangollen canal, in all about 2.40 acres.

DESCRIPTION

The property, constructed of brick under a tiled roof is approached over a sweeping tarmac drive. If tranquillity, close proximity to Nantwich, grounds with development potential and canal frontage are what you desire, this wonderful home represents an exceptional and very rare buying opportunity. It has been in the same ownership for 30 years and has been subject to a series of improvements for all those years.

With house and annex extending to about 2050 square feet, this is an adaptable home.

LOCATION AND AMENITIES

The property enjoys a fine situation in a much sought after part of South Cheshire, within easy, daily travelling distance of the main centres of commerce in the North West and the Potteries. Nantwich (2 miles) offers a comprehensive range of amenities as does the county town of Chester which is 18 miles distance. On the recreational front, there are cricket, tennis and rugby clubs in Nantwich, golf courses at Tarporley, Crewe and Whitchurch.

The M6 motorway (junction 16) is 12 miles and travel to London is available via Crewe station which is 7 miles, providing a 90 minutes intercity service to London Euston.

DIRECTIONS

From Nantwich take the A534 Chester Road as far as Acton, turn left by the church on to Wrexham Road, continue for 1 miles over the canal bridge, turn left in to Shores Lane, proceed for 150 yards and the property is located on the left hand side.



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THE ACCOMMODATION

with approximate measurements

RECEPTION HALL

9'0" x 8'0"

UPVC entrance door, laminate floor, fitted cupboard, radiator.

LIVING ROOM

20'5" x 13'5"

Exposed brick fire place and chimney breast with wood burning stove, wood laminate floor, beamed ceiling, double glazed bay window to front and double glazed window to rear.

DINING ROOM

12'11" x 12'0"

Cast iron fire surround, stone hearth, wood laminate floor, beam ceiling, double glazed bay window, shelving.

REAR HALL

10'5" x 7'4"

Quarry tiled floor, beamed ceiling, two double glazed windows and door, access to annex.

KITCHEN/BREAKFAST ROOM

19'2" x 7'7"

Stainless steel single drainer sink unit, cupboard under, tall floor standing units, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and four burner hob unit with extractor hood above, quarry tiled floor, beamed ceiling, two double glazed windows, Worcester oil boiler, radiator.

UTILITY ROOM

7'8" x 6'9"

Quarry tiled floor, built in cupboard, plumbing for washing machine, radiator.

SHOWER ROOM

7'7" x 4'9"

White suite comprising low flush WC and pedestal hand basin, tiled shower cubicle with Triton shower, quarry tiled floor, radiator.

STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

18'8" x 8'0"

Access to loft

BEDROOM

13'1" x 11'11"

Built in double wardrobe and cupboard, fitted cupboard, wood laminate floor, radiator.



BEDROOM

13'1" x 11'11"

Built in double wardrobe, wood laminate floor, radiator.

BATHROOM

13'1" x 8'0"

Colours suite comprising panel bath with mixer shower, low flush WC, vanity unit with inset hand basin, cylinder airing cupboard, light/shaver point, radiator.

ANNEX

Comprising

LIVING ROOM

20'5" x 15'7"

Wood burning stove on slate hearth, access to loft, three double glazed window and door.

KITCHEN

9'3" x 8'3"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and floor units with worktops, integrated oven and four burner ceramic hob unit, plumbing for dishwasher, double glazed window and door.

UTILITY ROOM

8'3" x 5'11"

Plumbing for washing machine.

SHOWER ROOM

Low flush WC and vanity unit with inset hand basin, tiled shower cubicle with Triton shower, fully tiled walls, chrome radiator/towel rail, lit mirror fitting.

INNER HALLWAY

7'4" x 5'5"

Quarry tiled floor.

BEDROOM

12'2" x 9'8"

Beamed ceiling, quarry tiled floor, double glazed door, radiator.

OUTSIDE

Veranda. York stone flagged patio. Large tarmacadam car parking and turning area.

BRICK AND TILE GARAGE BLOCK comprising:

GARAGE with up and over door, WORKSHOP 16'6" x 16'8"

OFFICE staircase to loft 9'2" x 7'8"

Timber constructed store, three brick stores, timber summer house, brick and corrugated asbestos store, aluminum frame greenhouse, brick summer house, brick barbeque over looking canal.

GARDENS AND GROUNDS

The gardens are extensively lawned with apple trees and mature trees including Silver Birch and Willow Trees. There is a field gate off Shores lane to a paddock of pasture. The gardens and grounds enjoy extensive non-towpath frontage to the LLangollen canal.

OVERAGE CLAUSE

There is a 21 year 30% uplift clause should planning be granted for a separate dwelling or any other use other than agricultural or equestrian use. Full details are available from the sellers solicitor.

COUNCIL TAX BAND F

SERVICES

Mains water and electricity. Septic tank drainage.

N.B. Tests have not been made of electrical, water, 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.

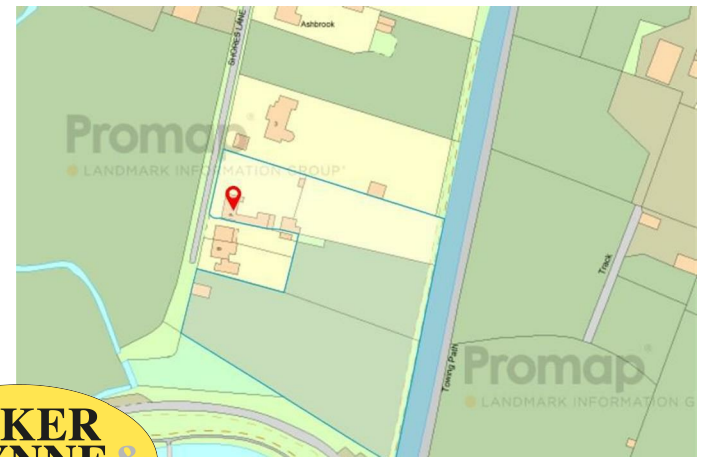
TENURE

FREEHOLD

VIEWINGS

By Appointment with Baker Wynne & Wilson
01270 625214

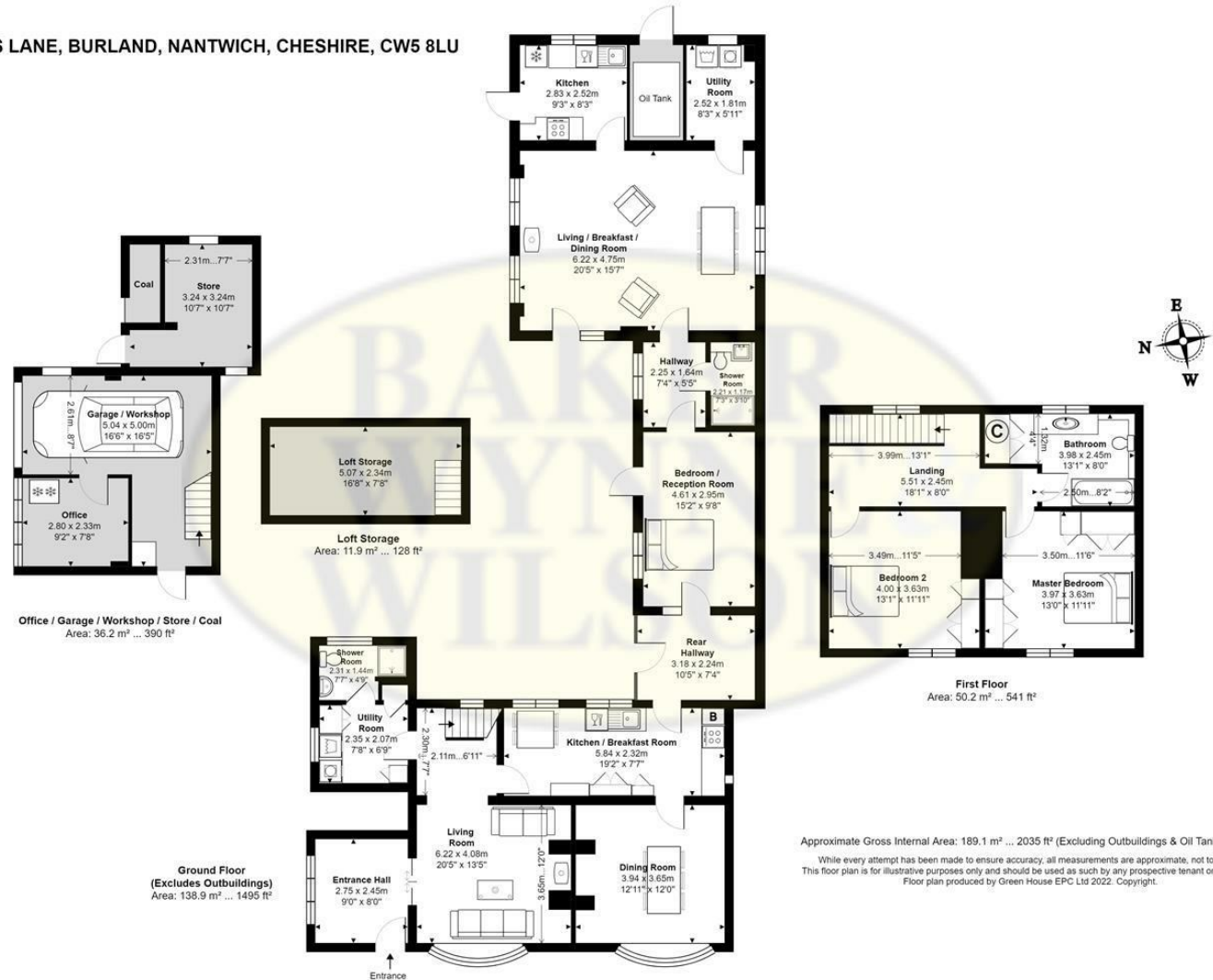




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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