



The Orchards Pinsley Green, Wrenbury, Nantwich, Cheshire, CW5 8HE
Guide Price £625,000

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WILSON**

AN ATTRACTIVE, VERSATILE AND LARGE (3250 SQ FT) DETACHED COUNTRY HOUSE WITH A ONE BEDROOM ANNEX AND ATTRACTIVE GARDENS BETWEEN THE VILLAGES OF WRENBURY AND MARBURY, ENJOYING OPEN VIEWS OVER OPEN COUNTRYSIDE.

SUMMARY

Entrance porch, entrance hall, cloakroom, living room, study, utility room, kitchen, breakfast room, sitting room, inner hall, snug, bedroom, conservatory, bathroom, first floor landing, bedroom with ensuite wash room, bedroom with ensuite shower room, bedroom with ensuite bathroom, annex comprising: living room/kitchen, bedroom, dressing room and ensuite bathroom. Large car parking and turning area, good size gardens. Oil central heating and double glazed windows.

DIRECTIONS

Proceed along Welsh Row and turn left into Marsh Lane, proceed for 4.8 into the centre of Wrenbury, turn left (signed Marbury and Whitchurch) just after the church into New Road, proceed for 1.3 miles and the property is located on the left hand side.

LOCATION AND AMENITIES

The Orchards is situated in a particularly attractive rural locality between the villages of Wrenbury and Marbury and enjoys open views over the surrounding countryside. Wrenbury has a medical practice, general store/post office, bowling green, tennis club, fine church and two public houses. There is a school bus to Nantwich. The property lies about 1 mile from the award winning Swan at Marbury.

Wrenbury village centre 1.5 miles, Marbury 1 mile, Nantwich 6.5 miles, Whitchurch 5 miles, Crewe station 10 miles, M6 motorway (junction 16) 15 miles.

DESCRIPTION

The Orchards, constructed of brick under a tiled roofed is approached over a gravel drive to a large car parking area. Over the years the original property has been extensively enlarged and now offers well appointed and particularly versatile accommodation on two floors. Your attention is particularly drawn to the large well proportioned living room and the spacious one bed roomed annexe.

THE ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS



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ENTRANCE PORCH

Part panelled wall.

RECEPTION HALL

Decorative cast iron fireplace, understairs cupboard, drawers and wine rack, double glazed leaded light window, radiator.

CLOAKROOM

White suite comprising hand basin and low flush WC, Mistral oil fired boiler, ceramic tiled floor, door to rear.

LIVING ROOM

Inset log effect flueless LPG gas fire, four double glazed windows, two double wall lights, single wall light, two radiators, stable door to:

DINING ROOM

Two double glazed windows, radiator.

UTILITY ROOM

Ceramic tiled floor, plumbing for washing machine, wall cupboard, radiator.

KITCHEN

Double bowl single drainer sink unit with cupboards under, range of hand made timber units comprising floor standing cupboard and drawers with worktops, plate rack and island unit, Belling range style cooker, ceramic tiled floor, natural brick wall, plumbing for dishwasher, two double glazed windows, radiator.

BREAKFAST ROOM

Double glazed box bay window, built-in cupboards, part panelled walls, built in pantry with shelving, radiator.

SITTING ROOM

Open fireplace with cast and tiled inset, timber surround, two double wall lights, part woodblock floor, double glazed window, radiator.

INNER HALL

Door to front, radiator with cover.

SNUG

Double glazed window, radiator.

BEDROOM

Double wall light, double glazed window, radiator, double doors to:

CONSERVATORY

Ceramic tiled floor, uPVC double glazed windows.



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BATHROOM

White suite comprising panelled bath with mixer shower, vanity unit with inset hand basin, low flush WC, chrome radiator, fully tiled walls.

STAIRS FROM INNER HALL TO FIRST FLOOR LANDING

BEDROOM

Built-in cupboard and drawers, oak stripped floor, two double glazed windows, radiator.

ENSUITE WASH ROOM

White suite comprising low flush WC and vanity unit with inset hand basin, fully tiled walls.

BEDROOM

Double glazed box bay window, built-in wardrobes, eaves storage cupboard, access to loft, radiator.

ENSUITE BATHROOM

White suite comprising panel bath with mixer shower, pedestal hand basin, low flush WC, tiled shower cubicle with shower, heated towel rail, double glazed window, radiator.

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDI

Double glazed roof light.

BEDROOM

Oak floor, Two double glazed windows, double glazed rooflights, radiator.

ENSUITE BATHROOM

White suite comprising panelled bath with shower, low flush WC, vanity unit with inset hand basin, ceramic tiled floor, chrome radiator.

ANNEXE

LIVING ROOM/KITCHEN

25'6" x 19'9"

Stainless steel single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboard, island unit, Double oven and four burner hob unit with extractor hood above, decorative cast fireplace with inset electric fire. Five double glazed windows, French windows to patio, two single wall lights, two radiators, understairs store.

CONSERVATORY

Tiled floor, brick base Upvc double glazed windows.

STAIRS TO FIRST FLOOR

BEDROOM

Two double glazed windows, double glazed arched window, two radiators.

DRESSING AREA

Fitted wardrobes, access to loft.

ENSUITE BATHROOM

White suite comprising panelled bath with Mira shower, low flush WC and pedestal hand basin, double glazed rooflight, part tiled walls, chrome radiator.

OUTSIDE

Large gravelled car parking area. Exterior lighting.

GARDENS

Sunken south-east facing flagged patio adjacent to the annexe.

A south-facing flagged patio to the rear of the main house.

The gardens are extensively lawned with shrubs, ornamental pool, fruit trees, specimen trees and borders.

SERVICES

Mains water and electricity are connected to the property. 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

COUNCIL TAX BAND F

VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





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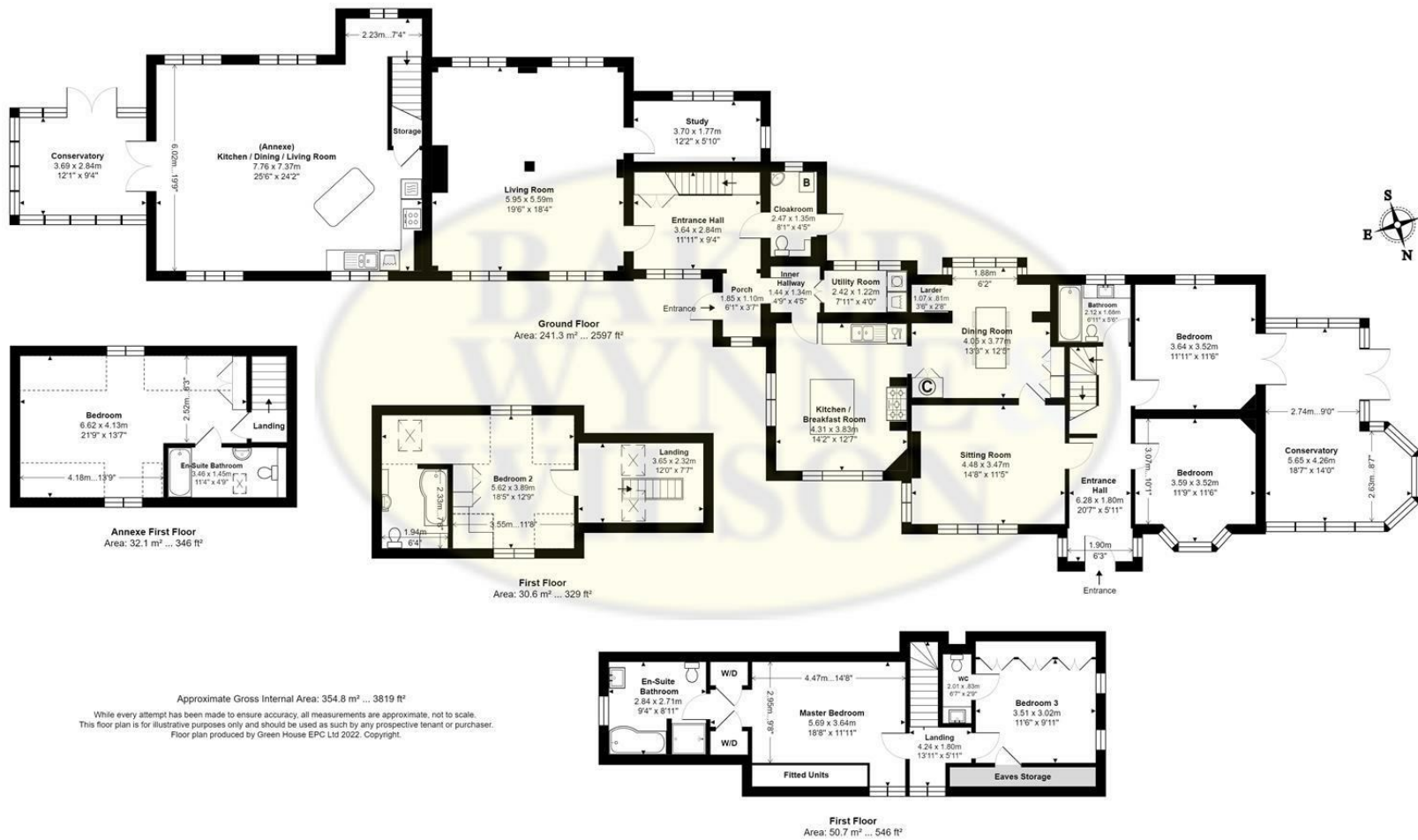




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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