



Langholm Checkley Lane, Wrinehill, Cheshire, CW3 9DA  
Guide Price £585,000

**BAKER  
WYNNE &  
WILSON**

AN IMPOSING, THOUGHTFULLY ENLARGED, DOUBLE FRONTED LATE VICTORIAN SEMI-DETACHED HOUSE OCCUPYING A SLIGHTLY ELEVATED POSITION WITH OPEN VIEWS TO THE FRONT AND REAR.

## SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room, Sitting Room, Family Room open to Kitchen/Dining Room, Utility Room, Veranda, Cellar, Landing, Three Double Bedrooms, Bathroom, Separate W/C, Oil Central Heating (part underfloor), Double Glazed Windows, Garage, Utility Store, Car Parking and Turning. Good Sized Gardens.

## DESCRIPTION

Langholm, built in 1893 of brick under a tiled roof stands nicely back from the lane, approached over a gravelled drive. The original house has been thoughtfully extended and enhanced by the present owner in recent years. Indeed, the house has been transformed both internally and externally yet still retains the charm and character of its period with fine fireplaces, high ceilings, minton tiled floors, stained glass windows, ceiling cornices and picture rails. The space is really impressive, with the two storey accommodation extending to 2,100 square feet plus the useful cellar (300 square feet). Planning permission has been granted to convert the loft into a fourth bedroom with en-suite shower room, this would be an option for those wanting to put their own stamp on the house. The warmth, appeal and lovely atmosphere of this special home can only be fully recognised when viewed.

The gardens are a delight, well planned and adaptable and an ideal setting to relax or entertain.

## LOCATION & AMENITIES

Langholm is superbly situated, one mile from Betley village centre. Wrinehill melds seamlessly into Betley, with The Hand & Trumpet public house/restaurant near by. Betley is probably the most picturesque village in the South Cheshire/North Staffordshire area, with a number of fine 17th, 18th and 19th Century Buildings, and a history going back to prior to the Domesday book. There is a village shop/post office, primary school, church, public house, cricket ground. Wychwood Park Golf Club is 3 miles from the house.

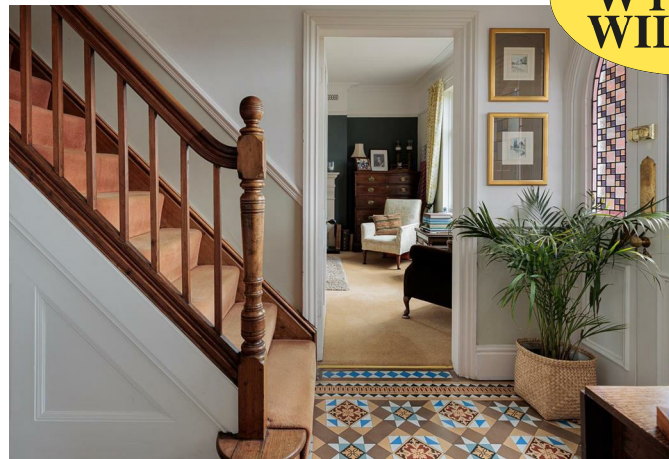
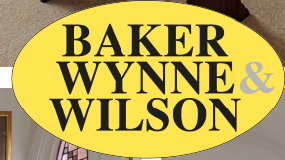
Approximate Distances:

Newcastle Under Lyme 7 miles.

Nantwich and Crewe 7.5 miles.

M6 Motorway (junction 16) 6 miles.

Manchester 41 miles.



## DIRECTIONS

From Nantwich, take the A51 for Shavington, proceed through the village of Hough and at the roundabout turn right and continue for about two miles into Betley village. Continue through the village centre for one mile, turn right into Checkley Lane and the property is located on the right hand side.

## ACCOMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

### RECEPTION HALL

18'8" x 7'2"

Entrance door with original stained glass, side lights, minton tiled floor, ceiling cornices, two single wall lights, radiator.

### CLOAKROOM

5' x 4'10"

White suite comprising low flush W/C and pedestal wash basin, tiled floor, part tiled walls.

### LIVING ROOM

17'1" into bay x 12'10"

Marble fireplace with granite and slate hearth, Nordpeis wood burning stove, double glazed bay window, picture rail, ceiling cornices, two radiators.

### SITTING ROOM

13'9" x 13'9"

Stone fireplace with cast inset and grate slate and granite hearth, two double glazed windows, two double wall lights, ceiling cornices and picture rail, radiator.

### FAMILY ROOM OPEN TO KITCHEN/DINING FAMILY ROOM

14'8" x 12'10"

Karndean style flooring with underfloor heating, brick chimney breast with raised tiled hearth and convection grate.

### KITCHEN/DINING ROOM

25'6" x 13'8"

Superb range of kitchen units comprising one and half bowl single drainer sink unit with cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, pantry cupboard, breakfast bar, Smeg range style cooker with double oven six burner gas hob unit, griddle with extractor hood above, two sets of bi folding doors to garden, three double glazed roof lights, double glazed window, inset ceiling lighting, two wall lights, Karndean style flooring with underfloor heating.



## UTILITY ROOM

12'3" x 8'2"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, plumbing for washing machine, tiled floor with underfloor heating, stable door to Veranda.

## VERANDA

12' x 5'2"

Attached Boiler Room with Worcester Oil Fired Central Heating Boiler.

## STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

18'9" x 5'9"

Ceiling cornices, dado rail, radiator.

## BEDROOM NO. ONE

14'8" x 12'9" into wardrobes

Two built in double wardrobes, two built in single wardrobes and dressing table, radiator.

## BEDROOM NO. TWO

14'3" x 12'10"

Built in double wardrobe with folding doors, radiator.

## BEDROOM NO. THREE

13'10" x 13'10"

Two double glazed windows, radiator.

## BATHROOM

12'5" x 9'3"

White suite comprising free standing bath with stand alone mixer tap, vanity unit with hand basin, shower cubicle with screen and twin head shower unit, tiled floor, part tiled walls, lit mirror fitting, period style radiator, chrome radiator/towel rail.

## OUTSIDE

Gravel car parking and turning area.

Block and Timber Clad Construction under a tiled roof.

## GARAGE

19'3" x 9'2"

Double doors, power and light. To the rear of the garage is a log store.

## Brick & Tiled UTILITY STORE

14'7" x 6'7"

With power and light, oil tank.

## GARDENS

The gardens extend to the front, side and rear. They are lawned with flower borders with stone surrounds, blue brick and stone set seating areas, productive vine, specimen trees, herbaceous borders and silver birch.

## SERVICES

Mains water, electricity. 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.

## COUNCIL TAX

Band E.

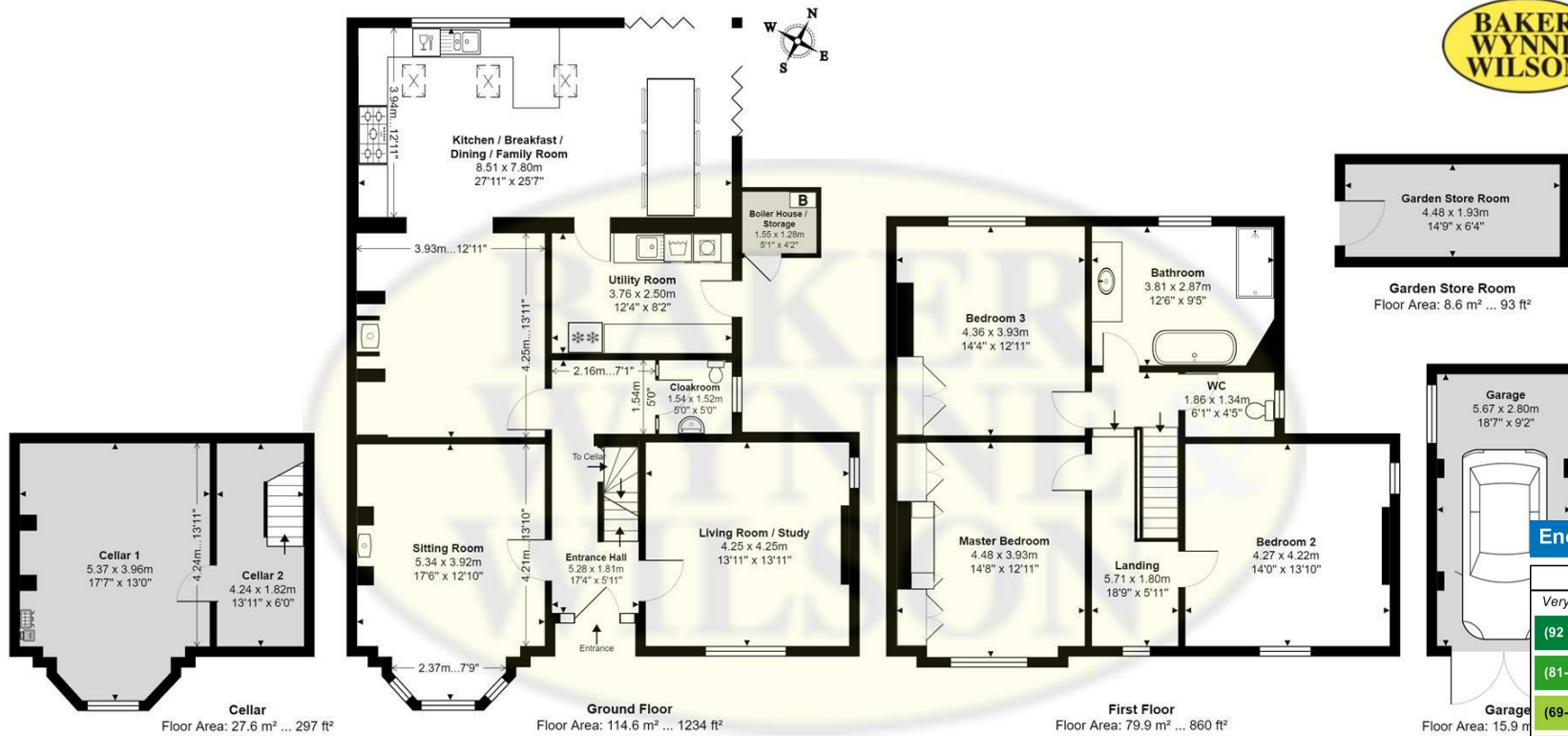
## VIEWING

By appointment with Baker Wynne & Wilson  
01270 625214

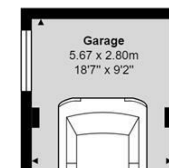




**BAKER  
WYNNE &  
WILSON**



**Garden Store Room**  
Floor Area: 8.6 m<sup>2</sup> ... 93 ft<sup>2</sup>



**Garage**  
Floor Area: 15.9 m<sup>2</sup> ... 171 ft<sup>2</sup>

**LANGHOLM, CHECKLEY LANE, WRINEHILL, CREWE, CHESHIRE, CW3 9DA**  
Approximate Gross Internal Area: 222.1 m<sup>2</sup> ... 2391 ft<sup>2</sup> (excluding garden store room, garage)  
Whilst 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 Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>53</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214  
or info@bakerwynneandwilson.com

