



Lavender Cottage, Radway Green Road, Barthomley, Crewe, Cheshire,  
Guide Price £595,000

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A QUITE OUTSTANDING SEMI DETACHED PERIOD COTTAGE, EXTENDED AND COMPREHENSIVELY REFURBISHED, WITH SUPERB DETACHED GARAGE/WORKSHOP WITH LOFT ABOVE, SOUTH WEST FACING GARDENS OVERLOOKING COUNTRYSIDE, HALF A MILE FROM BARTHOMLEY VILLAGE CENTRE.

## SUMMARY

Porch, Cloakroom, Hallway, Study, Sitting Room, Dining Room, Living Room, Kitchen/Breakfast Room, Landing, Master Bedroom with Balcony and Ensuite Shower Room, Two Further Bedrooms, Bathroom, uPVC Double Glazed Window, Oil Central Heating, Detached Garage Block with Loft Room Above (685 square feet), Car Parking and Turning Area, Garden Shed, Gardens.

## DESCRIPTION

This exquisite semi detached cottage is constructed of brick under a tiled roof and approached over a flagged drive, through double wrought iron gates to a large gravelled car parking and turning area. It formed part of the Duchy of Lancaster Cheshire estate and was sold out of the estate in 1988. The current owners acquired the property in 1989 and have transformed it into an ideal home that combines tasteful contemporary quality with original character and charm. And whilst as the name suggests, this is indeed a cottage, the room sizes are really impressive with three reception rooms in addition to the large study with a separate access, that could suit a number of uses.

Externally, a quality environment. On a practical note there is extensive driveway parking and the crowning glory being the detached double garage/workshop that is extremely rare to have with a cottage, but also has a loft room above. This centrally heated, double glazed building has its own oil boiler, 3 phase electricity and could be converted into ancillary accommodation, subject to planning permission being obtained.

## LOCATION & AMENITIES

Lavender Cottage is situated about half a mile from the historic and picturesque village of Barthomley. Barthomley is known for its fine sandstone church and the pretty, early 17th Century, thatched White Lion public house. The house adjoins open countryside and yet is within easy reach of the M6 motorway and Crewe station, making it an ideal location for the commuter. Manchester Airport is 28 miles, Alsager 3 miles, Crewe 6.5 miles and Nantwich 9 miles. There are excellent golf and leisure facilities nearby at Wychwood Park.



## DIRECTIONS

From the roundabout at junction 16 of the M6, take the turning signed Barthomley, B5078. Continue along the B5078 for 600 yards and Lavender Cottage is located on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

4'11" x 4'7"  
uPVC entrance door, slate tile floor, hanging fitting.

### CLOAKROOM

6' x 3'1"  
White suite comprising low flush W/C and hand basin, slate tile floor, radiator.

### HALLWAY

11'6" x 5'7"  
Beamed ceiling, understairs store, oak laminate floor, radiator.

### STUDY

18'11" x 11'10"  
Five double glazed windows, door to front of property providing independent access, oak laminate floor, oil central heating boiler, two radiators.

### SITTING ROOM

11'11" x 11'6"  
Exposed brick fireplace and chimney breast, tiled hearth and wood burning stove, double glazed window and door to front, oak laminate floor, beamed ceiling, two uplights, radiator.

### DINING ROOM

12'1" x 9'11"  
Oak laminate floor, beamed ceiling, three uplights, radiator.

### LIVING ROOM

15'5" x 11'8"  
Fireplace with brick inset, tiled hearth, oak mantle and wood burning stove, three double glazed windows and french windows to garden, inset ceiling lighting, oak laminate floor, two radiator.



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## KITCHEN/BREAKFAST ROOM

12'1" x 9'5"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, pantry cupboard, breakfast bar, Bosch integrated dishwasher, Rangemaster cooker with extractor hood above, double doors to living room, tiled floor, beamed ceiling, spotlights, double glazed window and stable door to garden.

## STAIRS FROM HALLWAY TO FIRST FLOOR LANDING

19'4" x 8'10"

Cylinder cupboard, radiator.

## MASTER BEDROOM

16'5" x 11'8"

Oak laminate floor, radiator, double glazed french windows to BALCONY 8'8" x 4'7"

## ENSUITE SHOWER ROOM

11'9" x 5'1"

White suite comprising low flush W/C and handbasin, tiled shower cubicle with Mira shower, two tall bathroom cabinets, laminate floor, shaver point, chrome radiator/towel rail.

## BEDROOM NO. 2

11'11" x 11'6"

Two double glazed windows, access to loft, ceiling beam, oak laminate floor, radiator.

## BEDROOM NO. 3

12'1" x 6'

Oak laminate floor, radiator.

## BATHROOM

13' x 5'11"

White suite comprising free standing bath with hand held shower, pedestal hand basin and low flush W/C, tiled shower cubicle with Triton shower, small bathroom cabinet, inset ceiling lighting, mirror fitting, part tiled walls, shaver point, laminate floor, chrome radiator/towel rail.

## OUTSIDE

Brick built, tiled roof detached GARAGE BLOCK comprising double garage open to workshop. DOUBLE GARAGE 18'7" x 16'7", WORKSHOP 18'7" x 5'1" overall 18'7" x 22" three double glazed windows, electrically operated rollover door, personal door, Worcester oil fired central heating boiler, single and three phase electricity, four radiators.

## LOFT ROOM

18'5" x 15'2" plus eaves

Wood laminate floor, two velux double glazed roof lights and double glazed window, radiator.

Garden shed, oil tank, solar lit gravel car parking and turning area. Exterior lighting. Outside tap.

## GARDENS

There are gravel areas and specimen trees to the front. The rear garden enjoys a South Westerly aspect and overlooks open countryside. It is extensively lawned with laurel hedging, raised borders, specimen trees and a flagged stone patio.

## 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

## COUNCIL TAX

Band D

## VIEWING

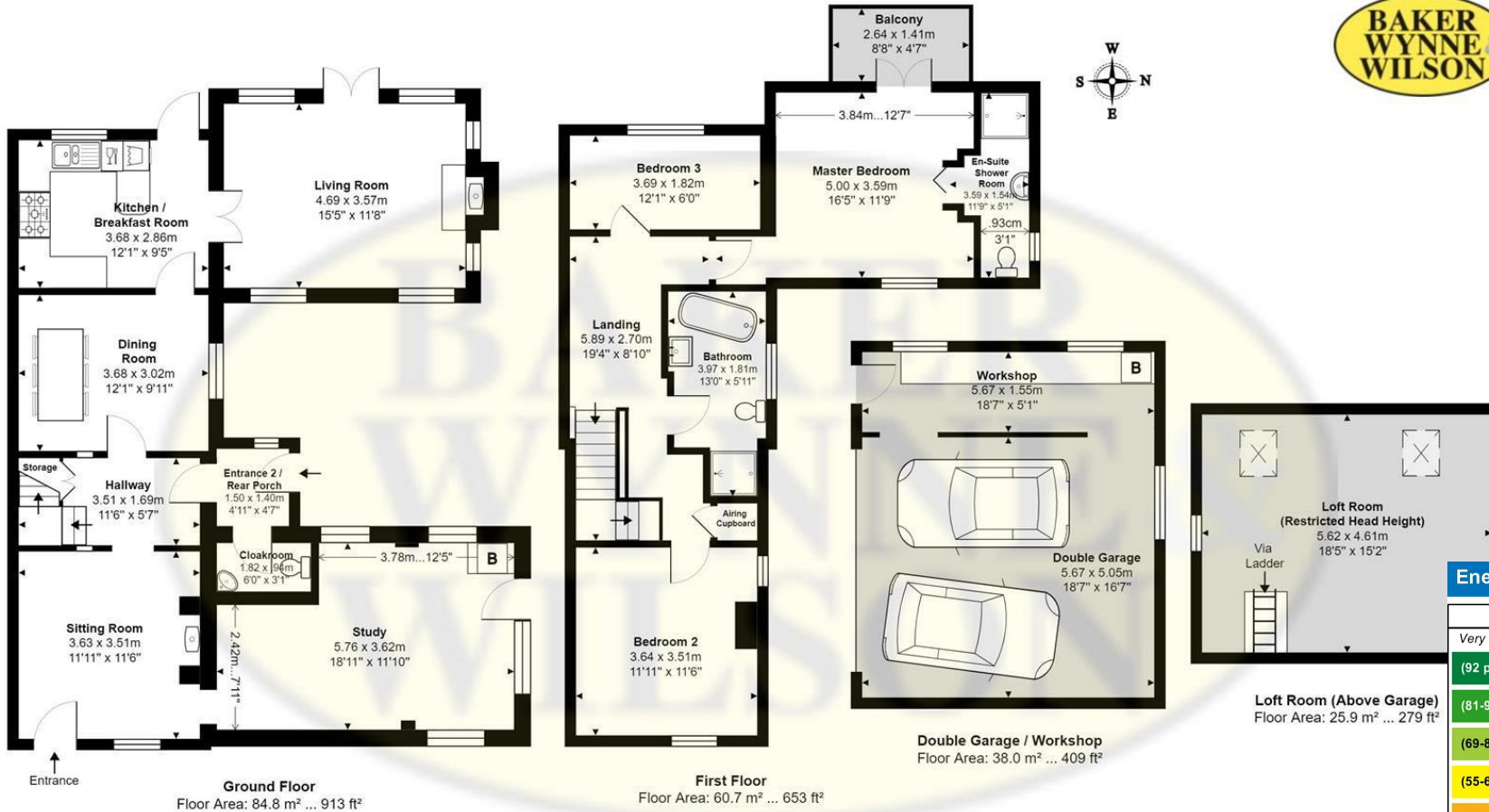
Viewings by appointment with Baker, Wynne and Wilson. Telephone: 01270 625214





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**LAVENDER COTTAGE, BARTHOMLEY, CREWE, CHESHIRE, CW2 5PG**

Approximate Gross Internal Area: 145.5 m<sup>2</sup> ... 1566 ft<sup>2</sup> (excluding balcony, double garage / workshop & loft room)

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>		<b>94</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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	

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