



The Hollies, Swanley Lane, Ravensmoor, Nantwich, CW5 8PZ
Guide Price £635,000

**BAKER
WYNNE &
WILSON**

AN INDIVIDUAL DETACHED COUNTRY HOUSE FOR MODERNISATION, A RANGE OF OUTBUILDINGS WITH SCOPE FOR DEVELOPMENT AND LAND EXTENDING IN ALL TO ABOUT 1.30 ACRES, IN A SOUGHT AFTER RURAL LOCATION 2.5 MILES FROM NANTWICH TOWN CENTRE.

SUMMARY

Entrance Porch, Reception Hall, Sitting Room, Dining Room, Living Room, Kitchen/Breakfast Room, Study, Rear Hall, Utility Room, Cloakroom, Landing, Four Double Bedrooms, Bathroom, Propane Gas Central Heating, Double Glazed Windows, Car Parking Space, Block and Tiled Garaging/Workshop (2,000 square feet), Gardens, Paddock of Pasture, In All About 1.30 Acres

DESCRIPTION

The Hollies is constructed of brick under a tiled roof and approached over a gravelled drive to a car parking and turning area. It probably dates from the mid 19th Century and was remodelled and enlarged in the 1980's. There is an excellent amount of flexible space on offer with the square footage extending to about 2,100 square feet. Modernisation is required throughout. The possibilities are extensive and this is an exciting property to be customised, adapted and enhanced to suit the needs of the new owner.

The scope for further development is the repurposing of the detached single storey building, which is located in the formal garden area and provides potential and terrific space, 2,000 square feet in total. Subject to the various planning consents being granted, the obvious potential uses include residential dwelling, dependent relative living, holiday let or as an ancillary leisure/business building.

The paddock makes the property ideal for those with pony or small stock keeping interests.



**BAKER
WYNNE &
WILSON**



LOCATION & AMENITIES

The Hollies is situated in the pretty village of Ravensmoor, just 2.5 miles from Nantwich town centre. The popular pub/restaurant, The Farmers Arms, is a 450 yard stroll from the house. Nantwich hosts many events throughout the year, including the annual Jazz festival, the Nantwich show and food festival. There are monthly farmers markets in the Square and a range of performances at the Players Theatre. The large part of the towns character and charm is the number of boutique shops and independent restaurants, located within attractive historical buildings. The Hollies is well placed for access to the major road networks and junction 16 of the M6 motorway is 12 miles, Crewe station 7 miles, has direct services to London Euston (90 minutes). The picturesque village of Wrenbury is 3 miles and has a medical centre, primary school, tennis/bowling clubs, church, public house and village store/post office.

There are many popular schools at both primary and secondary level in Nantwich and its surrounding villages. For those seeking private education the Kings and Queens in Chester, the Grange in Hartford, Newcastle Under Lyme school and Ellesmere college are all within 20 miles.

DIRECTIONS

From Nantwich take the A534 Chester Road (Welsh Row), turn left into Marsh Lane, continue for two miles, turn right opposite the Farmers Arms into Swanley Lane, proceed for 450 yards and The Hollies is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

9'4" x 4'10"

Quarry tiled floor, two double glazed windows and door.

RECEPTION HALL

12'3" x 10'5"

Understairs store, radiator.

INNER HALLWAY

SITTING ROOM

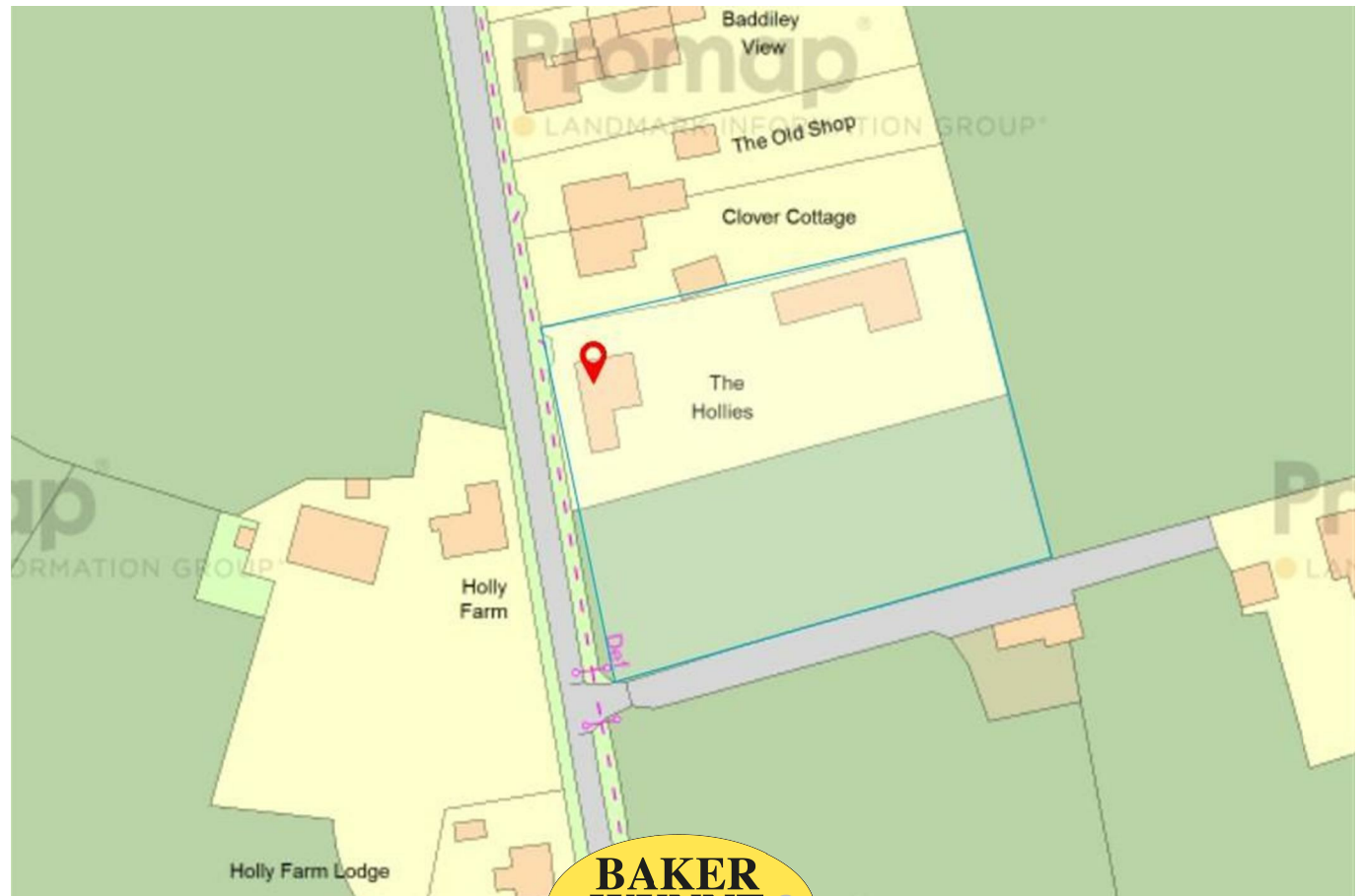
12'0" x 9'10"

Radiator.

DINING ROOM

16'5" x 12'4"

Brick fireplace with timber mantle and tiled hearth, two single wall lights, two radiators.



LIVING ROOM

21'3" x 14'2"

Brick fireplace with timber mantle and tiled hearth, three double wall lights, double glazed window to front and double french windows to rear, radiator.

KITCHEN/BREAKFAST ROOM

17'0" x 11'10"

Stainless steel double bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and grill and four burner hob unit with extractor hood above, tiled floor, radiator.

REAR HALL

Quarry tiled floor, inset mat well.

STUDY

9'10" x 5'10"

Radiator.

UTILITY ROOM

9'6" x 5'9"

Wall cupboard, worktops, plumbing for washing machine, Stelrad ideal mexico propane gas central heating boiler.

CLOAKROOM

Coloured suite comprising low flush W/C and hand basin, wall cupboard.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

14'3" x 6'10"

Access to loft via slingsby type ladder, two double glazed windows.

BEDROOM

12'6" x 8'9"

Built in cupboard, fitted triple wardrobe and chest of drawers, radiator.

BEDROOM

12'9" x 12'7"

Two built in double wardrobes, radiator.

BEDROOM

15'3" x 13'9"

Radiator.

INNER LANDING

BATHROOM

10'0" x 7'0"

Coloured suite comprising panel bath, pedestal hand basin, low flush W/C and bidet, radiator.

BEDROOM

13'2" x 8'4"

Fitted wardrobes and chest of drawers, radiator.

OUTSIDE

Gravel car parking and turning area. Exterior lighting.

Outside tap.

Block built tiled roofed range of BUILDINGS comprising GARAGE/WORKSHOP 28'9" x 36'10" up and over door, power and light, concrete base, three windows, loft over part (28'9" x 24'8"), attached GARAGE/WORKSHOP 18'2" x 29'8" and DOUBLE GARAGE 18'10" x 19'2" up and over door. The whole extends to about 2,000 square feet.

GARDENS

Walled stone set outside entertaining area with brick barbeque. Crazy paved patio. Walled concrete seating area. Lawned gardens with borders, conifers, mature trees and an uncultivated area to the rear. Field gate to the paddock.

PADDOCK

An excellent paddock of permanent pasture lies to the East of the house. There is a field gate to Swanley Lane and mature hedgerow boundaries add appeal and interest to the land.

SERVICES

Mains water, electricity and 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 with vacant possession on completion.

COUNCIL TAX

Band G.

VIEWING

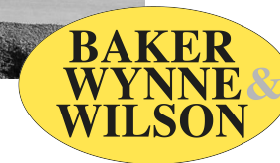
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214

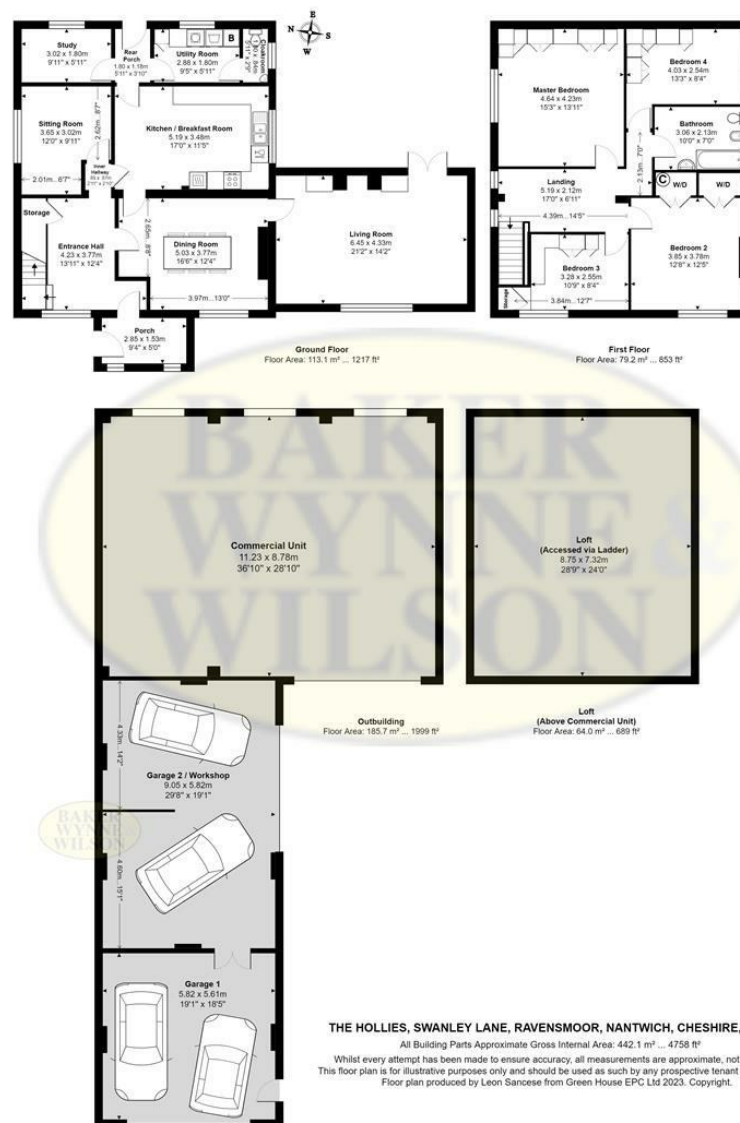




**BAKER
WYNNE &
WILSON**



www.bakerwynneandwilson.com



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