



Holly Cottage Newtown, Sound, Nantwich, CW5 8BG

Guide Price £450,000

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WYNNE &  
WILSON**

AN ATTRACTIVE DETACHED COTTAGE OF CHARACTER AND APPEAL IN A LOVELY TRANQUIL RURAL SETTING, WITH A GOOD SIZED GARDEN, 4 MILES FROM NANTWICH TOWN CENTRE.

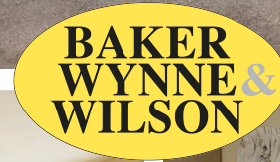
## SUMMARY

Reception Hall, Sitting Room, Living Room, Dining Room open to Kitchen with Pantry, Rear Porch, Cloakroom, Landing with Access to Fully Boarded Roof Space, Four Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Traditional 1930's Garage with Inspection Pit, EV Charging Point, Two Vehicular Access Drives with ample off street parking for family cars/motorhomes, Gardens with Development Potential. In all about 0.20 of an acre. No onward chain.

## DESCRIPTION

Holly Cottage, formerly a pair of cottages, is constructed of brick with rendered elevations under a tiled roof. It probably dates back to the early 19th Century and was expertly remodelled and renovated by our client in 1980. Indeed, it has been a much treasured family home for over 40 years and offers well lit family sized accommodation on two floors only. The property now requires some updating.

The large rear garden is not overlooked and forms a particular feature of Holly Cottage. The garden does offer development potential, subject to planning permission being obtained. Each and every prospective purchaser must decide for themselves as to whether permission would be forthcoming at present. In any event, the cottage ideally lends itself to extension, subject to planning permission being obtained.



## LOCATION AND AMENITIES

Newtown is situated in the Parish of Sound and lies about 2.5 miles from Wrenbury Village and 4 miles from the market town of Nantwich. Broomhall Chapel and Community Room lies opposite the property. The highly regarded Sound and District primary school (01270 780270) is within walking distance and is a feeder school to Brine Leas High School / BL6 Sixth Form. Wrenbury provides an excellent primary school, doctors surgery and dispensary, village shop and Post Office, church, bowling green and tennis court, and two public houses. Crewe with its fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes) is 8 miles. The M6 motorway (Junction 16) is 10 miles.

## DIRECTIONS

From our Nantwich office proceed along Waterlode, at the roundabout turn right into Wellington Road, continue over the level crossings and take the second turning on the right into Park Road, continue past Nantwich Lake for 2.5 miles, take the 2nd turn after Sound School into Newtown Road, continue for 100 yards and the property is located on the right hand side.

## ACCOMMODATION

With approximate measurements

### RECEPTION HALL

13'3" x 5'0"

Understairs store, beamed ceiling, double wall light, radiator

### SITTING ROOM

13'4" x 9'10"

Beamed ceiling, two double glazed windows, four single wall lights, radiator

### LIVING ROOM

15'4" x 12'0"

Jotul wood burning stove, brick inset and tiled hearth, double glazed window and double glazed French windows to side. Two double wall lights, two single wall lights, beamed ceiling, two radiators.



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## DINING ROOM OPEN TO KITCHEN

### DINING ROOM

11'6" x 11'1"

Double glazed window and French windows to rear, radiator

### KITCHEN

11'1" x 9'8"

1 1/2 bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, oil fired Stanley Range for cooking, central heating and domestic hot water. Extractor hood above, Hotpoint integrated dishwasher, inset ceiling lighting, quarry tiled floor, part tiled walls, walk in pantry with quarry tiled floor.

### REAR PORCH

Quarry tiled floor, hanging fittings

### CLOAKROOM

White suite comprising low flush WC and hand basin, quarry tiled floor.

## STAIRS FROM RECEPTION HALL TO FIRST FLOOR

### LANDING

16'7" x 5'0"

Radiator, access to fully boarded loft with light via Slingsby type ladder

### BEDROOM NO.1

15'3" x 12'0"

Wall to wall wardrobes with sliding doors, two double glazed windows, ceiling beam, radiator

### BEDROOM NO.2

13'4" x 10'0"

Two double glazed windows, ceiling beam, radiator

### BEDROOM NO.3

11'6" x 11'1"

Radiator

### BEDROOM NO.4

12'0" x 8'0"

Fitted wardrobes with sliding doors, radiator

### BATHROOM

8'0" x 7'0"

White suite comprising panelled bath with mixer shower, pedestal hand basin, low flush WC, fully tiled around bath, part tiled walls, radiator

### OUTSIDE

Charging point for electric car.

Outside Tap, Exterior lighting.

Timber constructed, tin galvanised roofed 1930's GARAGE 23'8" x 11'8" inspection pit, boarded walls, light.

Holly Cottage is approached over gravelled drives to the front and side. Oil Tank.

### GARDENS

The large gardens are extensively lawned with apple trees, shrubs and mature hedge row boundaries.

### SERVICES

Mains water electricity and drainage. Broadband speed up to 900 megabytes per second.

### TENURE

FREEHOLD

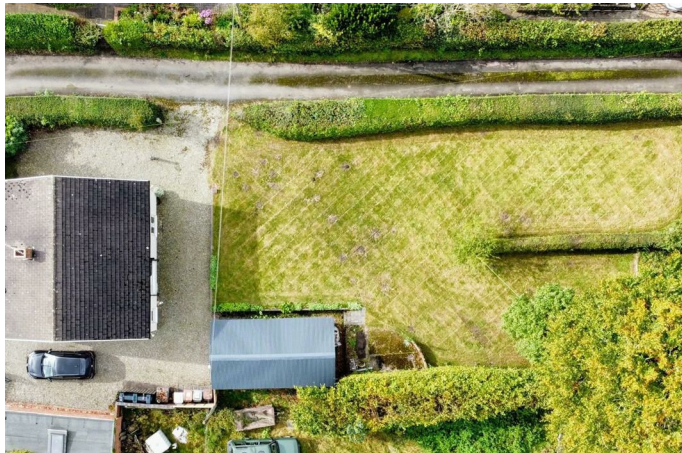
### COUNCIL TAX

Band E.

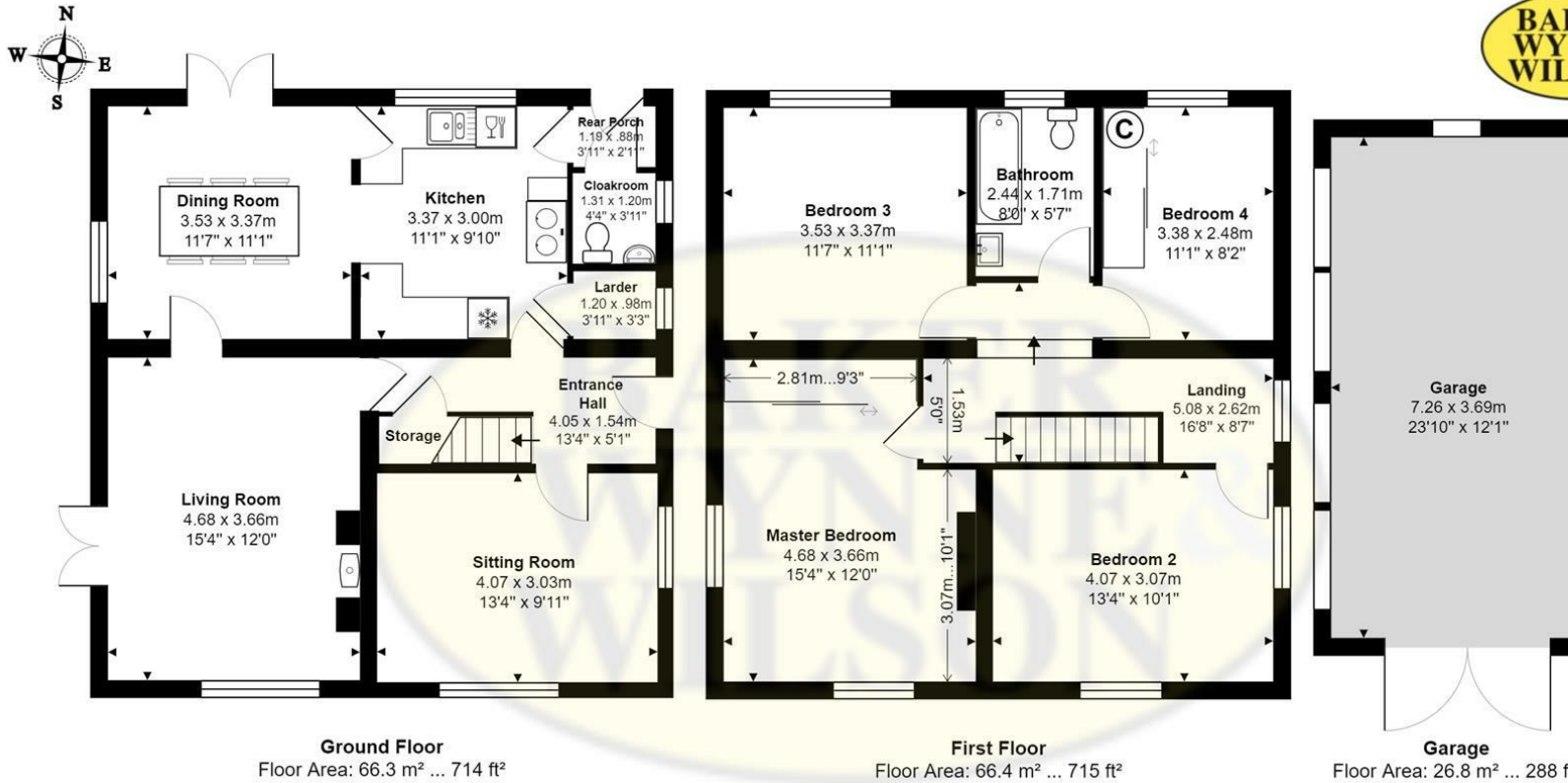
### VIEWING

By appointment with Baker Wynne and Wilson  
Tel: 01270 625214





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**HOLLY COTTAGE, NEWTOWN ROAD, SOUND, NANTWICH, CHESHIRE, CW5 8BG**

Approximate Gross Internal Area: 132.7 m<sup>2</sup> ... 1429 ft<sup>2</sup> (excluding 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>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>39</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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