



Ivy Cottage, Wrexham Road, Burland, Nantwich, CW5 8LR

Guide Price £995,000

**BAKER
WYNNE &
WILSON**

A DISTINCTIVE DETACHED PERIOD COUNTRY HOUSE, FULLY RENOVATED TO A QUITE SUPERB SPECIFICATION WITH SOUTH FACING GARDENS AND GROUNDS OVERLOOKING OPEN COUNTRYSIDE, UNDER TWO MILES FROM NANTWICH TOWN CENTRE.

SUMMARY

Reception Hall, Cloakroom, Living Room, Dining Room, Snug, Kitchen/Breakfast/Family Room, Utility Room, Galleried Landing, Master Bedroom with Dressing Room, Bathroom and Roof Terrace, Two further Double Bedrooms with Ensuite Shower Rooms, Bedrooms four and five, Bathroom, Oil Under Floor Heating to Ground Floor, Radiators to First Floor, Control 4 Smart Home Automation System, Hardwood Double Glazed Windows, Large Car Parking and Turning Area, Gardens, Mown Paddock, Planning Permission for a Brick and Tiled Garage Block comprising Garage, Store/Workshop with Home Office above.

In All About 1.25 Acres.

DESCRIPTION

Ivy Cottage is constructed of mellow brick under a slate roof, approached through brick pillars and electrically operated gates over a gravel drive leading to a large car parking and turning area. It dates back to the 1830's and has been thoughtfully extended to incorporate the original detached barn.

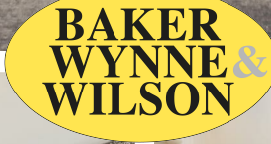
Our clients, over the last five years, have helped create an excellent home with a commitment to quality, meticulous attention to detail and thoughtful design in every regard. The kitchen/breakfast/family room has been intelligently designed by Bakers Kitchens and Cabinets to create a sensational family hub. Arranged around a bespoke central island/breakfast bar with granite worktop it is perfectly suited to informal dining and entertaining with access to the large south facing terrace overlooking the grounds and countryside beyond. Indeed, all the bespoke fitted furniture has been designed and installed by Bakers Kitchens and Cabinets. All bathrooms/shower rooms have quality sanitary ware including Villeroy & Boch and hansgrohe/Grohe showers. The home extends to about 3,320 square feet plus the roof terrace. There is a strong recognition of modern technology, with a state of the art control 4 smart home automation system including surround sound, zoned heating and lighting and internal entertainment.

Ivy Cottage provides a unique lifestyle opportunity overlooking open countryside yet under two miles from Nantwich town centre, which is to be enjoyed and treasured

LOCATION & AMENITIES

Ivy Cottage lies about 1.75 miles West of Nantwich. The property enjoys a fine situation in a much sought after part of South Cheshire, within easy daily travelling distance of the main centres of commerce in the North West and The Potteries. Nantwich offers a comprehensive range of services as does the county town of Chester which is 18 miles distant. On the recreational front, there are cricket, tennis and rugby clubs in Nantwich, golf courses at Tarporley, Crewe and Whitchurch. The M6 motorway (Junction 16) is 12 miles and travel to London is available via Crewe Station which is 7 miles, providing a 90 minute intercity service to London Euston.

Burland is a rural community centred along the Wrexham Road, close to the villages of Acton and Faddiley. Acton with its excellent primary school, church and village hall is within walking distance.



DIRECTIONS

From Nantwich take the A534 Chester Road as far as Acton, turn left by the Church onto Wrexham Road, continue for 0.75 of a mile and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

25'10" x 8'11"

Original cast fireplace (not operational), tiled floor with underfloor heating to be found throughout the ground floor accommodation, master bedroom, ensuite and family bathroom, panelled walls to dado, entrance door, ceiling lighting, door to side porch.

CLAOKROOM

8'8" x 3'4"

White suite comprising low flush W/C and vanity unit with inset hand basin, panelled walls to dado, tiled floor.

DINING ROOM

18'1" x 11'10"

Open fireplace with brick surround, oak mantle and gritstone hearth, double glazed box bay window to front and double glazed window to side, two single wall lights, tiled floor, inset ceiling lighting, surround sound.

LIVING ROOM

17'9" x 11'9"

Open fireplace with gritstone hearth, brick inset and reconstituted stone mantle, double glazed box bay window to front and double glazed window to side, surround sound.

SNUG

12'0" x 9'5"

Inset shelving, inset for flat screen television, inset ceiling lighting, fitted cupboards and drawers, surround sound.

KITCHEN/BREAKFAST/FAMILY ROOM

kit/break 26'8" x 11'5" & fam rm 15'2 x 13'5"

A stunning bespoke hand made kitchen by Bakers Kitchens & Cabinets comprising floor standing cupboard and drawer units with granite worktops, wall cupboards, integrated dishwasher, double belfast sink, island unit/breakfast bar with granite work surface, inset glazed sink, integrated wine cooler, two dresser style units, AGA range style cooker in carved surround with extractor hood above, Fisher and Paykell integrated refrigerator/freezer, open fireplace with gritstone hearth, oak mantle, brick inset and wood burning stove, tiled floor, seven double glazed windows and two pairs of double glazed french windows to terrace, inset ceiling lighting, surround sound, two wall lights.

UTILITY ROOM

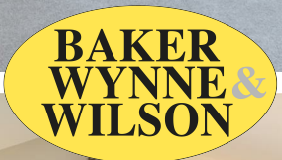
15'6" x 9'4"

Cable belfast sink, plumbing for washing machine, wall cupboards, plant cupboard, two double glazed windows, tiled floor.

BOILER ROOM

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Inset ceiling lighting, linen cupboard.



MASTER BEDROOM

24'4" x 11'7"

Vaulted beamed ceiling, double glazed window, double glazed round window, surround sound, two radiators, double glazed french windows to roof terrace.

ROOF TERRACE

15'8" x 14'6"

With brick and glazed surround enjoying stunning Southerly open views over the grounds and countryside beyond.

DRESSING ROOM

10'10" x 7'11"

A superb range of fitted furniture comprising double wardrobe, two single wardrobes, drawers and dressing table, exposed brick wall, inset ceiling lighting, radiator.

ENSUITE BATHROOM

12'0" x 11'4"

Tiled floor with underfloor heating, part tiled walls, white suite comprising free standing bath with hansgrohe mixer shower, two vanity units with inset hand basins and lit mirror fittings enclosed Villeroy & Boch low flush W/C, tiled shower cubicle with hansgrohe shower and hand held shower, double glazed window, double glazed round window, vaulted beamed ceiling, exposed brick wall, heated towel rail.

BEDROOM NO. 4

12'11" x 12'7"

Two double glazed roof lights, fitted wardrobes and drawers, access to loft, radiator.

BATHROOM

11'2" x 6'0"

Tiled floor with underfloor heating, fully tiled walls, white suite comprising Villeroy & Boch tiled panelled bath with hansgrohe hand held shower, Gebevit vanity unit with inset hand basin and Roca low flush W/C, tiled shower cubicle with Grohe shower and hand held shower, heated towel rail.

BEDROOM NO. 2

16'2" x 11'10"

Fitted wardrobes and drawers, cast iron fireplace and grate (not operational), ceiling beam, radiator.

ENSUITE SHOWER ROOM

8'2" x 5'2"

White suite comprising Villeroy & Boch vanity unit with inset hand basin, tiled shower cubicle with Grohe shower and hand held shower, Roca low flush W/C, tiled floor, mirror fitting.

BEDROOM NO. 3

16'1" x 11'3"

Fitted wardrobes and drawers, cast iron fireplace and grate (not operational), ceiling beam, radiator.

ENSUITE SHOWER ROOM

7'9" x 5'1"

White suite comprising Villeroy & Boch vanity unit with inset hand basin, Roca low flush W/C, tiled shower cubicle with Grohe shower and hand held shower, inset ceiling lighting, ceiling beam, mirror fitting, chrome heated towel rail.

BEDROOM NO. 5

11'5" x 8'8"

Cast iron fireplace and grate (not operational), ceiling beam, radiator.

OUTSIDE

Side porch with oak and slate canopy, blue brick sets. Large gravel car parking and turning area. Exterior lighting. N.B. Planning permission has been granted for a substantial brick and tile garage block comprising garage, store/workshop and home office. The building measures about 35 feet by 20 feet and extends to about 1000 square feet including the first floor home office.

GARDENS

The gardens extend to the front and rear, they are lawned with shrubs, specimen trees and lavender. There is mown paddock to the South and the whole extends to about 1.25 acres.

SERVICES

Mains water and electricity. Septic tank 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 G.

VIEWING

By appointment with the joint selling agents Baker, Wynne & Wilson and Legat Owen of Chester.





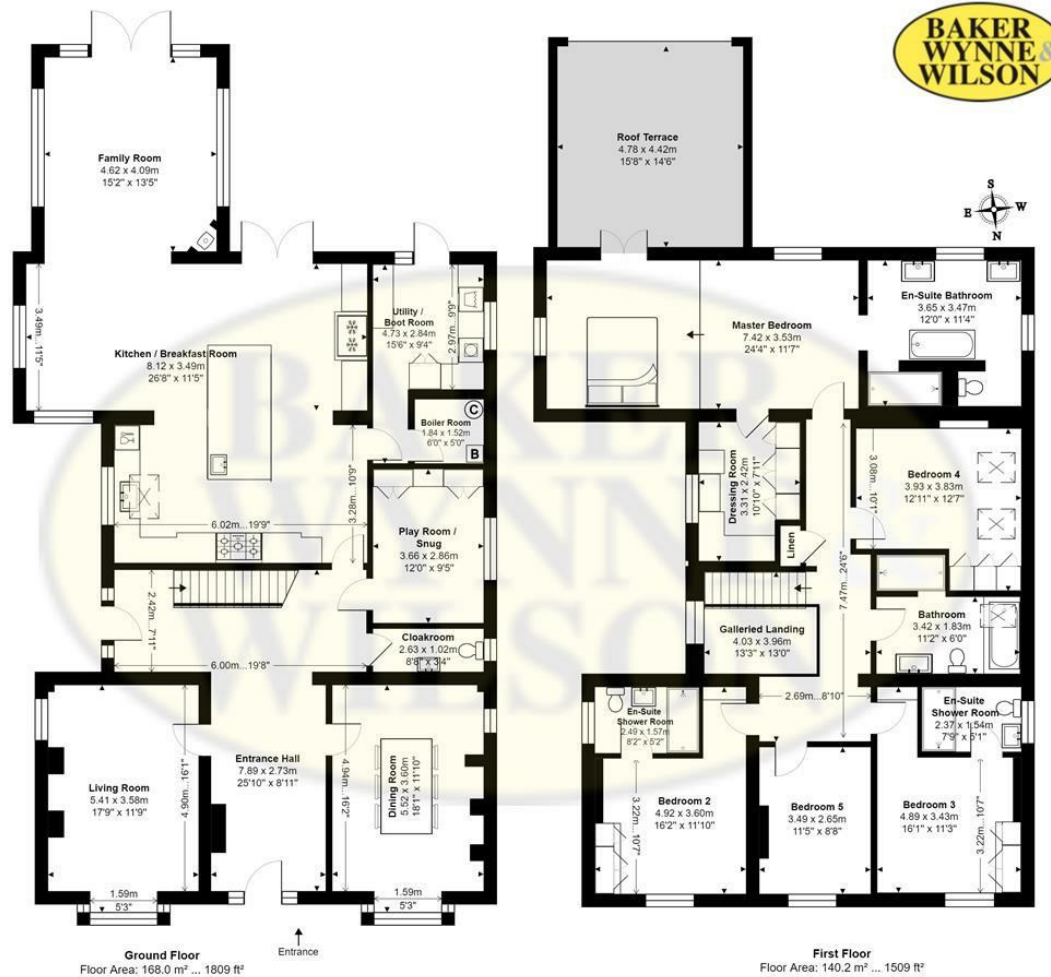
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IVY COTTAGE, WREXHAM ROAD, BURLAND, NANTWICH, CHESHIRE, CW5 8LR

Approximate Gross Internal Area: 308.2 m² ... 3318 ft² (excluding Roof Terrace)

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) A			
(81-91) B			
(69-80) C		69	75
(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	

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