



2 Pinfold Cottage Wybunbury Lane, Wybunbury, Nantwich, CW5 7HD

Guide Price £625,000

**BAKER  
WYNNE &  
WILSON**

A TRULY EXCEPTIONAL DOUBLE FRONTED SEMI DETACHED COUNTRY COTTAGE IN A PRIME LOCATION ENJOYING DELIGHTFUL SOUTH WESTERLY ASPECTS. IMPECCABLE ORDER. GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING.

**SUMMARY**

Entrance Hall, Cloakroom, Living/Garden Room, Breakfast Kitchen, Snug, Master Bedroom with En-suite, Three further Bedrooms, Detached Double Garage, Landscaped Gardens, Ample Parking.



## DESCRIPTION

The property being of traditional brick construction, Cheshire reclaimed under a slate roof with the previous vendors having undertaken an extensive programme of renovations and modernisation. The existing occupants has further improved the accommodation with creating an open plan breakfast/kitchen/dining area with new units and appliances and also improvement of the sanitary ware within the bathroom and En-Suite facilities together with an extensive redecoration throughout the property.

The rear elevation enjoys a South facing aspect enjoying the afternoon sun, the gardens have been landscaped and there is a brick built double garage.



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## DIRECTIONS

From Nantwich proceed along the A51 over the level crossings, at the first set of traffic lights turn right and the next set of traffic lights turn left onto London Road, Stapeley, first left into Wybunbury Lane, proceed for about 1 mile, past Haymoor Green Lane on the left and Pinfold Cottage is located on the right hand side.

## LOCATION & AMENITIES

Pinfold Cottage enjoys delightful open aspects over surrounding countryside in a superb semi rural locality approximately two miles from Nantwich town centre and walking distance of Wybunbury village centre. Wybunbury was listed in the Domesday book as Wimeberie and is famous for its leaning tower of the former church of St. Chad's, known as "the leaning tower of South Cheshire". The parish has many interesting walks and also includes Wybunbury Moss, a sight of special scientific interest. There is a post office/store, two pub/restaurants,

church and primary school in the village. Nantwich is extremely accessible and has a choice of shopping facilities, both major and local renowned retailers, social amenities and schools as well as sporting facilities. The surrounding business centres are very accessible with the M6 motorway (junction 16) being 8 miles away.

## Approximate Distances:

Crewe station is 3 miles, with its 90 minute intercity service to London Euston.

The M6 motorway (junction 16) is 6 miles,

The Potteries 15 miles,

Chester 22 miles,

Manchester and Liverpool 40 miles.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE HALL

7'2" x 5'8"

Radiator, access to the snug.



### SNUG

14'0" x 13'7"

Clearview wood burning stove, double glazed window, oak doors, radiator, double doors leading to Living/Garden Room.

### LIVING/GARDEN ROOM

21'1" x 19'3"

Three skylights, three uPVC double glazed windows taking full advantage of a delightful open aspect, access leading to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

16'9" x 13'1"

Refurbished kitchen and enjoys exclusive range of units with granite work surfaces, various storage areas, store cupboards, wall cupboards, integrated appliances, Rangemaster cooker, integrated dishwasher, Neff hob unit, central island with sink unit, two double glazed windows, French doors opening to patio and garden area.

### UTILITY ROOM

9'2" x 8'9"

Further base units, wall mounted gas boiler, plumbing for washing machine, recess for a fridge, double glazed window, personal door to rear.

### CLOAKROOM

9'0" x 3'8"

Two piece suite comprising pedestal wash basin, low level W/C, radiator.

### STAIRS LEAD FROM ENTRANCE HALL TO FIRST FLOOR LANDING

17'4" x 13'10"

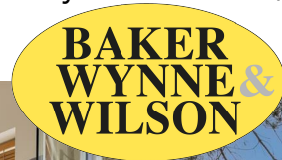
### MASTER BEDROOM

13'9" x 10'6"

Built in wardrobe, linen cupboard, double glazed window to front, access to en-suite shower room

### ENSUITE SHOWER ROOM

Four piece suite comprising of corner shower cubicle with power unit, vanity wash basin, low level W/C,



radiator/heated towel rail.

**BEDROOM NO. 2**

10'5" x 10'6"

Radiator, double glazed window.

**ENSUITE**

6'0" x 5'4"

Corner shower cubicle with Mira shower unit, wash basin, low level W/C, Xpelair.

**BEDROOM NO. 3**

10'6" x 9'10"

Radiator, double glazed window with views to the rear.

**BEDROOM NO. 4**

13'7" x 10'0"

Radiator, double glazed window to front.

**OUTSIDE**

Sweeping driveway leads to a brick build tiled roof GARAGE 18'0" x 16'6" with up and over doors, power and light, sink unit, double glazed window W/C and hand basin, ample storage area.

**GARDENS**

The gardens extend to the front, side and rear with the rear being

landscaped, Indian stone patio area, water feature, various borders, orchard area with natural specimen trees, plants, various timber stores, vegetable garden, natural hedge line, delightful open South Westerly aspect

**SERVICES**

All mains services are available. 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.

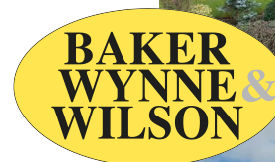
**COUNCIL TAX**

Band E.

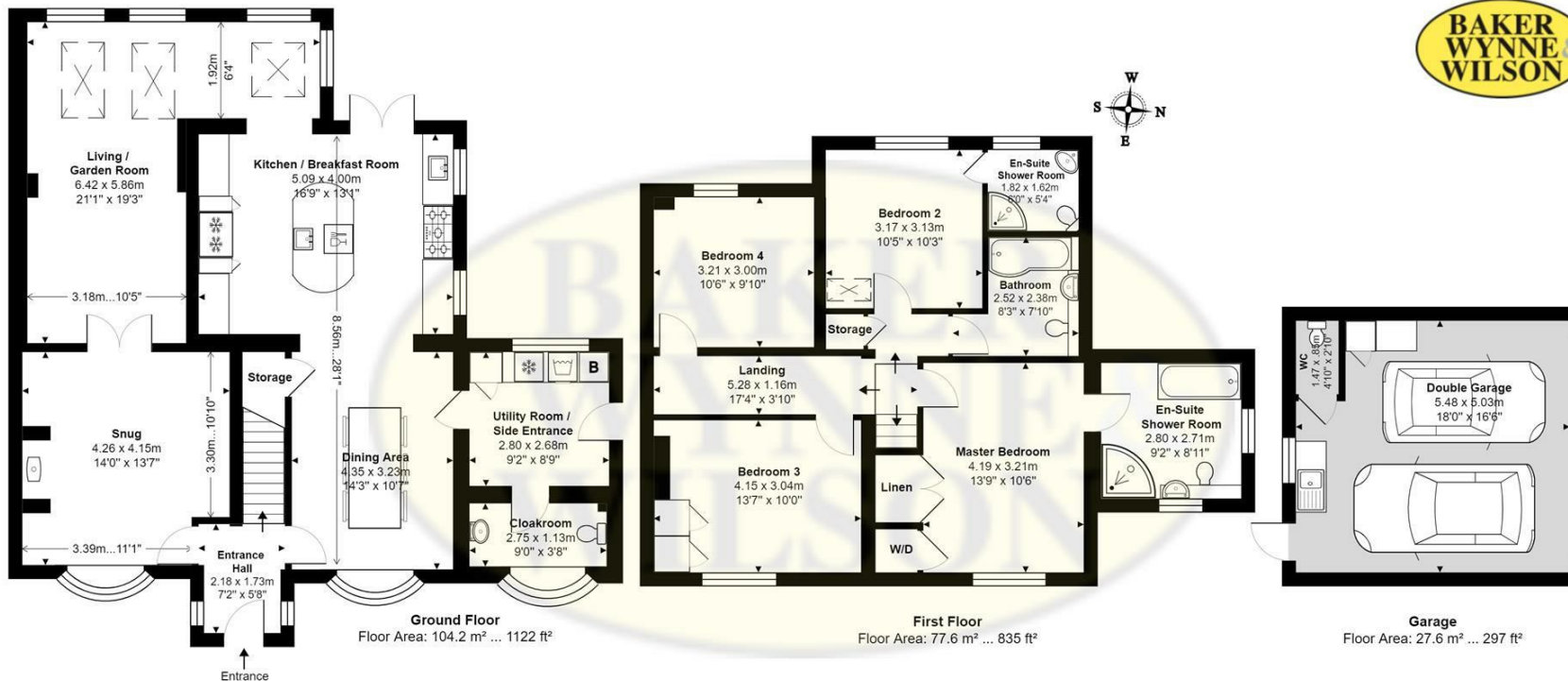
**VIEWING**

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214







**2 PINFOLD COTTAGE, WYBUNBURY LANE, WYBUNBURY, NANTWICH, CHESHIRE, CW5 7HD**

Approximate Gross Internal Area: 181.8 m<sup>2</sup> ... 1957 ft<sup>2</sup> (Excluding Double 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>		
(69-80) <b>C</b>		
(55-68) <b>D</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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