



Drake Cottage, Drake Lane, Acton, Nantwich, CW5 8PD
£1,375,000

**BAKER
WYNNE &
WILSON**

COMMENT BY MARK JOHNSON FRICS

Situated along one of Nantwich's most coveted residential country lanes, lies this impeccable Detached Country House, with five bedrooms and three bathrooms arranged over two characterful and immaculately presented levels. Restored and extended to create a family home that is both inviting and serene, presented in both neutral and bold palettes which are accentuated by the period features that have been sensitively retained together with modern interventions throughout.

The accommodation is versatile and extensive, boasting approx. 1257 sq. ft. (116.8 sqm) on the first floor and 2023 sq. ft. (188 sqm) on the ground floor. Total area an impressive 304.8 sqm (3280 sq. ft.). All set around 1 acre of gardens and grounds

Note, a comprehensive schedule prepared by the vendor including the details of the specific finishes applied etc is available as a PDF on request.

OWNER COMMENT

"The views of Peckforton and Bickerton Hills can be observed in the distance and form part of the stunning evening sun sets".

OUT AND ABOUT

Drake Cottage is particularly well situated, approx. 2.5 miles from the bustling market town of Nantwich, which offers an excellent range of shopping facilities. Nantwich has a railway station on the Crewe/Shrewsbury Line and Crewe (6 miles) which offers hourly services to London-Euston in 1hr 30 mins. There are excellent road links with the M6 only 10 miles. There are many popular schools at both primary and secondary levels, the nearest being in Acton, with nearby Sound, Wrenbury, and Nantwich all within a short traveling distance. Alternatively, The Kings School (25 miles) and The Queens School (20 miles) are popular independent schools in Chester, The Grange School in Hartford is 18 miles away. There is currently a school bus "pick up" point on the outskirts of the town, which goes direct to The Kings School. Drake Cottage is one of only a small number of properties along a no through country lane which is surrounded by the Dorfold Estate farmland. This conveniently situated property enjoys outstanding views, only a short distance from Acton village and nearby Nantwich town.

DIRECTIONS TO CW5 8PF

Travel west from Nantwich along Welsh Row on the A534, turning left at St Mary's Church, Acton. Continue for approximately a half mile, taking the first left turn and after 150 yards bear left again onto Ravens Lane. Take the first left turn into Drake Lane.

THE TOUR

With approximate measurements comprises:

OAK FRAMED OPEN PORCH WITH SLATE ROOF

Impressive and welcoming entrance door.
Raised Indian stone step. Carved house name letter box.

HALLWAY

24'0" x 7'9"
Tumbled sandstone tiled floor, beamed ceiling, Column radiator, turned staircase to 1st floor under stairs oak door enclosed cupboard.

CLOAKS ROOM

Tumbled sandstone tiled floor, panel painted walls and coat hooks.

DOWNSTAIRS W/C

Vanity wash hand bowl with stand and marble upstand., close coupled WC, continuation of tumbled sandstone tiled floor, match board painted half panel walls. Column radiator.

STUDY

15'1" x 10'7"
Bespoke hand painted wall to wall cabinet providing base cupboard storage and shelving with fixed lamps and power points for office equipment. Built in floor sockets for variable desk position. Column radiator, 3 matching wall light fittings, beamed ceiling.



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SNUG

15'10" x 13'2"

A delightfully atmospheric and relaxing room. Bespoke hand carved stone fireplace and hearth with a full width solid oak mantle beam over the recessed inglenook setting. Fitted Chesney's Ltd heritage collection wood burning stove. Column radiator. Oak double doors and deep casement to hall. 3 wall light points.

LOUNGE/DINING ROOM

18'11" x 14'2"

A stunning and extremely versatile room with delightful views and a distinctive pitched and hipped painted open rafter ceiling. Bespoke handmade TV cabinet providing base cupboard and drawer storage plus side shelving and fixed light fittings. Column radiator. Solid oak boarded floor. Double opening patio doors.

LIVING ROOM

22'10" x 18'4"

A uniformly proportioned and outstandingly impressive reception room with an attractive Portland stone fireplace and a fitted Chesney's Ltd heritage collection wood burning stove within a herringbone brick pattern fire recess. Bespoke handmade TV cabinet providing base cupboard and drawer storage plus side shelving and providing space for audio/visual appliances etc. 2 Column radiators. 3 windows and double opening patio doors with side panels provide light and rural views. Column radiator.

BREAKFAST ROOM

19'1" x 10'11"

A relaxing connecting room offering a wealth of versatility with an attractive solid oak boarded floor and a deep door casement opening into the living room, 2 column radiators, Half wall, painted panelling.

BREAKFAST KITCHEN

19'8" x 17'9"

Shaker style units to two elevations including the breakfast island, granite worktops and upstands, white glazed double undermounted sink with mixer tap over. Numerous fitted cupboards and drawers, wall mounted cupboards, shelving/plate racks and display cabinets, wine rack, breakfast island comprising cupboards, drawers, and oven housing four oven black oil AGA with stunning granite splash back, ceramic tiled floor, space for dining table, 'Clearview' multi fuel stove. Radiator

FITTED APPLIANCES INCLUDE :-

Stainless AGA Range Master fridge freezer (DXD910), AEG ceramic hob, Neff single oven, Lamona built in dishwasher. Pitched roof with painted rafters and featured purlins together with two sky light windows, Wall socket for wall mounted TV, rear stable door, Porcelain tile floor.

Note On the attached plan re planning permission 21/5338N - for a single storey rear breakfast room extension (amendment to 20/0974N) and rear first floor balcony.

UTILITY ROOM

9'4" x 6'2" max

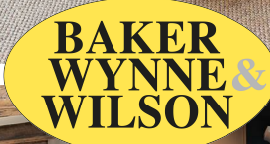
Set of three storage cupboards, boiler room/storage cupboard, stable door. Range of painted base storage units and cupboards fitted shelving and wall cupboards, white glazed Belfast sink, radiator, access to loft, space for appliances including plumbing for washing machine, Porcelain tile floor. Stable exterior door.

BOILER ROOM

Oil fired central heating boiler for domestic hot water and central heating with pressurised cylinder. Built in storage cupboards opposite.

FIRST FLOOR

Turned staircase with ½ landing to main galleried landing, beamed ceiling, built in linen cupboards and loft access point, radiator.



MASTER BEDROOM SUITE

20'4" x 18'5" with balcony off

Painted timber opens pitched roof with substantial on show purlins. Wonderful views from three openings including direct access to the oak framed balcony having a contemporary glass balustrade and Cladco decking and a memorable aspect of St Mary's Church, the adjoining Dorfold estate land and stunning rural sun sets. Column radiator,

WALK IN WARDROBE with extensive hanging and shelving provision.

ENSUITE BATH AND SHOWER ROOM

9'0" x 8'8"

Contemporary styled freestanding roll top bath with an over mounted mixer and shower head tap.

His and Hers wash hand bowls on an oak vanity unit with a marbled stone top and splashback and twin mixer taps.

Quadrangle corner screen enclosed luxury cubicle with feature French marble herring bone pattern tiled walls, overhead drench, and hose showers with wall mounted controls.

Villeroy and Boch w/c

Dormer window to mono pitched ceiling line.

Part painted panel walls.

Wall light pts

Column radiator towel rail.

Limestone tile floor

BEDROOM TWO (L SHAPED)

13'9" x 12'0"

Dual aspect windows, radiator, vaulted ceiling with exposed purlins.

Column radiator. Painted panel wall plus bedside wall light fitments.

Door to Jack and Jill Shower Room.

BEDROOM THREE (L SHAPED)

14'1" x 12'2"

Dual aspect windows, Column radiator, Painted panel wall plus bedside wall light fitments. Door to Jack and Jill Shower Room.

JACK AND JILL SHOWER ROOM

Corner screen enclosed cubicle, fully tiled with overhead drench and hose showers having wall mounted controls,

Stone top vanity wash hand basin with undermounted circular sink and over mounted mixer tap. Painted panel wall section with wall light fitments.

Chrome wall mounted towel rail.

DRESSING/BEDROOM FOUR

11'9" x 7'9"

His and Hers twin range of fitted wardrobes providing extensive hanging, drawers, and shelving storage.

Column radiator.

BEDROOM FIVE/GUEST SUITE

15'2" x 10'7"

Dual aspect uPVC double glazed windows,

Painted panel wall plus bedside wall light fitments.

Column radiator.

FAMILY SHOWER ROOM

Large open walk-in glass screen enclosed cubicle with an overhead drench shower and hose. Tiled and part match board painted walls. close coupled WC, column radiator, Vanity unit with a marbled stone top and splashback.

Close coupled w/c. Dormer window.

EXTERIOR

0.960 Acres (0.389 ha).

Beautifully landscaped gardens adjoining open fields. York stone cobbled apron gives access via double timber gates, supported by brick capped pillars to the extensive golden gravel driveway and parking area.

DETACHED OAK FRAMED DOUBLE OPEN GARAGE 18'6" x 17'6".

With slate roof, concrete base, power, and light (sensor).

Twin timber doors.

Brushed brass up and down lights surround the property, providing a warm and inviting ambience.

GARDENS AND GROUNDS

Lower garden area with various entrance gates, laid to lawn, timber implement shed/store/lawn mower housing.

Hen run and coupe.

Upper formal lawn garden, island borders adjoining the delightful Indian stone patio areas which extend with pathways to all sides of the property, various inset borders with hedging and bushes. Numerous specimen trees, shrubs and flower borders within the landscaped gardens, twin terrace retaining walls with Indian stone steps to the Swimming Pool.

SWIMMING POOL AND EXPANSIVE INDIAN STONE TERRACE SURROUNDING

Please ask owners for details of the surprisingly low running cost for the pool during the summer mths on your viewing day.

Extensive natural stone terrace with an outdoor professionally installed heated pool 11m x 5.5m, surrounded by high laurel hedging for maximum privacy and wind mitigation. Outdoor lighting, painted timber and slate roof summer house providing changing facilities, shower and WC, laminate floor covering, power and light.

York stone steps to rear back lawn/orchard with productive apple trees.

Timber shed with pool filtration equipment etc, oil storage tank, external spotlights, log store, front pedestrian entrance gate.

COUNCIL TAX

Band G.

SERVICES

All mains' services (mains water and electricity, private drainage, oil fired central heating) NOTE: No tests have 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.

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TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING STRICTLY

By appointment with BAKER, WYNNE & WILSON 38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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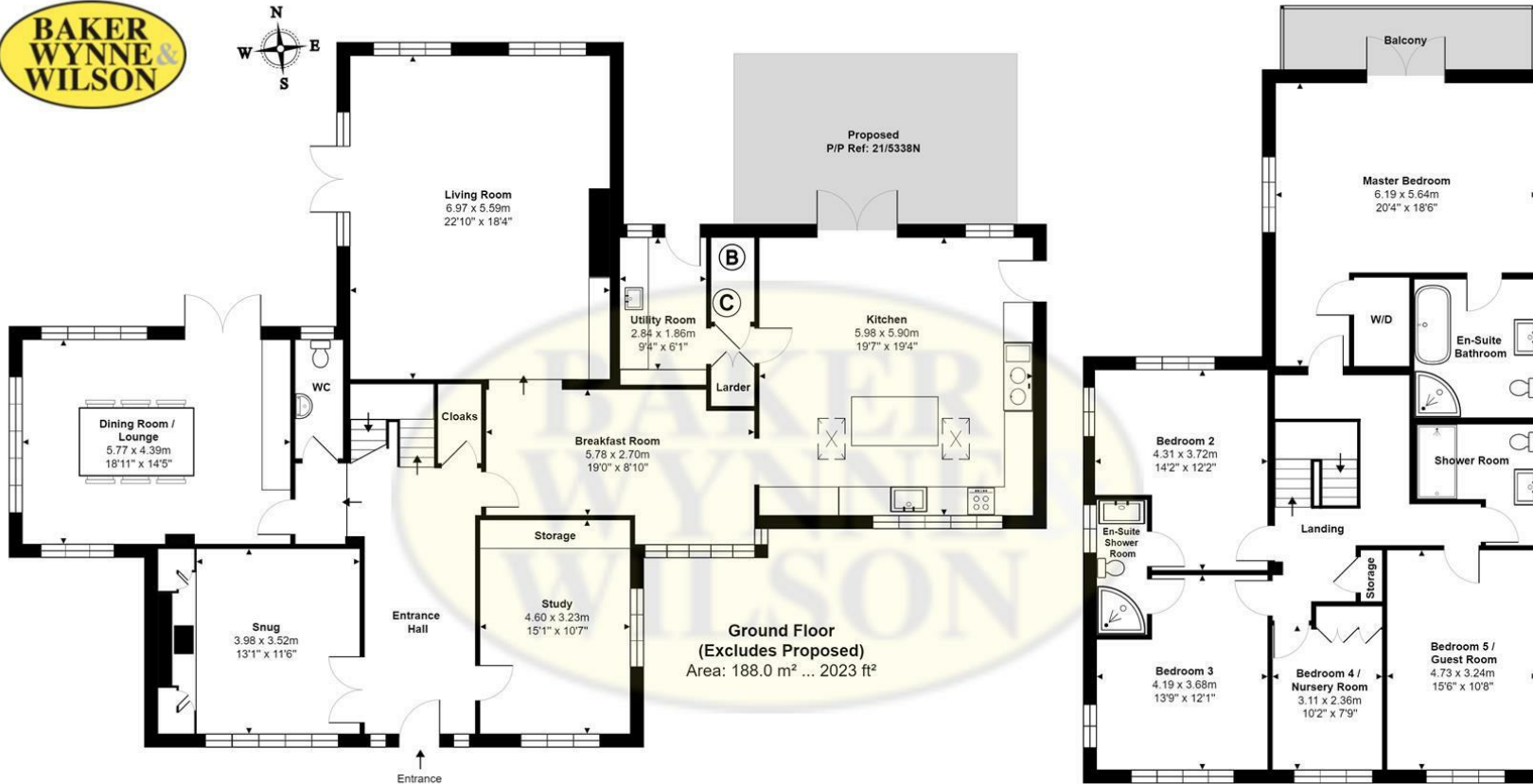




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www.bakerwynneandwilson.com



DRAKE COTTAGE, DRAKE LANE, ACTON, NANTWICH, CHESHIRE, CW5 8PD

Approximate Gross Internal Area: 304.8 m² ... 3280 ft² (excluding balcony and proposed)
 While 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 not measured by and reproduced by Green House EPC Ltd 2021.

**First Floor
 (Excludes Balcony)**
 Area: 116.8 m² ... 1257 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		51	
(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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