



Morning Cottage, Lodmore Lane, Burleydam, Whitchurch, SY13 4BJ

£399,000

**BAKER  
WYNNE &  
WILSON**

A CHARMING AND WELL APPOINTED SEMI DETACHED COTTAGE WITH GARDENS AND A SMALL PADDOCK IN A SUPER RURAL SETTING, ENJOYING WONDERFUL VIEWS OVER UNDULATING COUNTRYSIDE.

## SUMMARY

Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, Bedroom/Sitting Room with Ensuite Wash Room and Separate Entrance, Landing, Two Double Bedrooms, Shower Room, uPVC Double Glazed Windows, Oil Central Heating, Car Parking Space, Gardens, Paddock, In All About 0.26 of an acre.  
No Ongoing Chain.

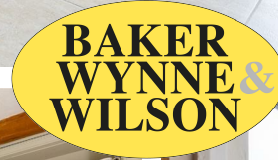
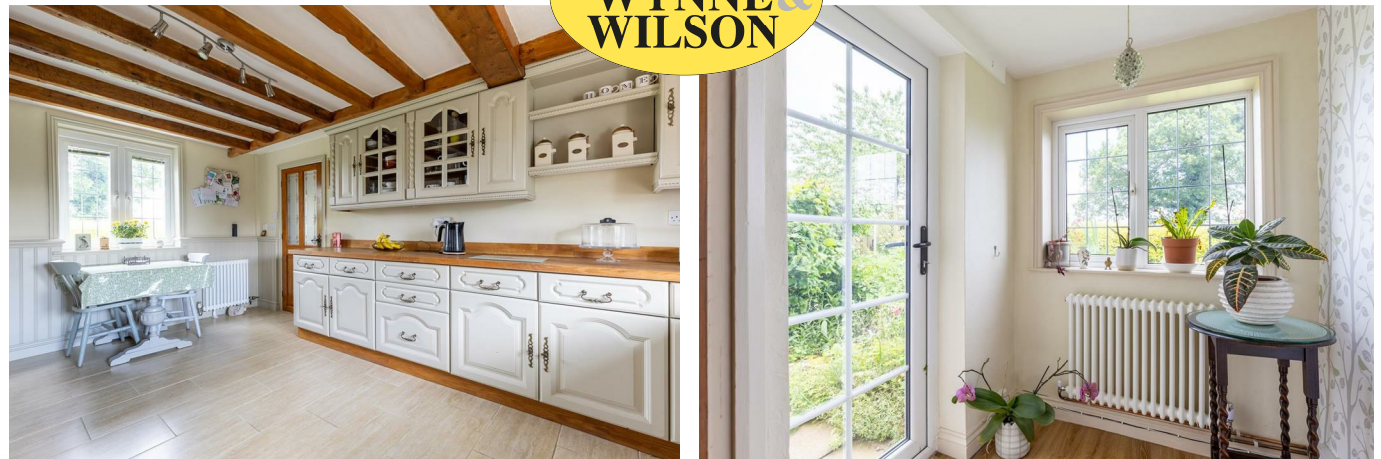
## DESCRIPTION

This attractive semi detached cottage is constructed of brick with painted elevations under a tiled roof and stands nicely back from the lane behind a cottage garden and two gravel car parking spaces. Internally this cottage has been tastefully modernised and offers spacious and flexible accommodation. It has been greatly enjoyed and transformed by the present owners over the last ten years. The overall result is a quite delightful, well lit, home that combines character and interest with practicality. The ground floor accommodation is arranged in such a way that it can be readily adapted to provide a self contained bedroom/sitting room with en-suite facility.

Another key improvement was made when the current owners purchased some additional land. The land lies to the South of the cottage and provides a small paddock with a field gate to Lodmore Lane. The paddock makes the property ideal for those with livestock interests or alternatively wants space for a pony.

## LOCATION & AMENITIES

Morning Cottage is situated in an unspoilt rural location in the heart of attractive countryside yet lies only 7 miles from Whitchurch and 9 miles from Nantwich. Both market towns offer a comprehensive range of services including boutique shops, restaurants, churches and supermarkets. The highly regarded Combermere Arms pub/restaurant is 2 miles. The area enjoys good communications and is within easy reach of the County towns of Chester and Shrewsbury. The M6 motorway is 17 miles, Manchester Airport 33 miles and Crewe Station (London Euston 90 minutes, Manchester 40 minutes) 12 miles.



## DIRECTIONS

From Nantwich, travel South on the A530 Whitchurch Road for 6.8 miles, with Comerbermere Abbey Gates on your right, turn left (signed Burleydam), proceed for 300 yards, turn left onto the A525, proceed for 0.7 of a mile, turn right into Lodmore Lane, continue for 450 yards and bear right (signed Ightfield), continuing on Lodmore Lane for 1.2 miles and Morning Cottage will be seen on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE HALL

5'2" x 4'6"

Double glazed door and window, wood laminate floor, period style radiator.

### LIVING ROOM

16'5" x 15'2"

Natural brick fireplace with raised tiled hearth, oak mantle and Clearview stove, two leaded light double glazed windows, double glazed door to rear, beamed ceiling, understairs store, understairs cupboard, radiator.

### KITCHEN/DINING ROOM

16'6" x 10'8"

Belfast sink, floor standing cupboard and drawer units with timber worktops, wall cupboards, shelf, Range Master cooker with Range Master extractor hood above, plumbing for dishwasher and washing machine, panelled walls to dado, brick chimney breast and fireplace (not operational), two leaded light double glazed windows, beamed ceiling, tiled floor, two spot light fittings, period style radiator.

### BOOT ROOM

9'4" x 5'2"

Hanging fitting, shelving, access to loft, inset for American style refrigerator, composite rear entrance door, radiator.

### SITTING ROOM/BEDROOM NO. THREE

10'4" x 9'3"

Wood laminate floor, two leaded light double glazed windows, three up-lights, radiator.



**BAKER  
WYNNE &  
WILSON**

## ENSUITE WASH ROOM

7'5" x 5'4"

White suite comprising low flush W/C and vanity unit with inset hand basin, plumbing for shower, wood laminate floor, shaver point, fully tiled walls, mirror fitting, Worcester oil fired central heating boiler, radiator.

## ENTRANCE

Tiled floor, beamed ceiling, single wall light, cloaks cupboard, radiator.

## STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

7'7" x 7'3"

Access to loft, radiator.

## BEDROOM NO. ONE

16'6" x 10'8"

Three built in double wardrobes, two leaded light double glazed windows enjoying superb views over undulating countryside to the front and rear, radiator.

## BEDROOM NO. TWO

15'8" into wardrobes x 9'0"

Two built in double wardrobes, original painted cast fireplace, radiator.

## SHOWER ROOM

7'6" x 7'2"

White suite comprising low flush W/C and vanity unit with hand basin, tiled shower cubicle with rain head shower and hand held shower, heated lit mirror fitting, shaver point, shelf, radiator.

## OUTSIDE

Rear canopy. Exterior lighting. Outside tap. Gravel parking for two cars, oil tank. Timber constructed hen coop 7'9" x 3'8" with power. Timber constructed garden shed 9'2" x 6'9". Timber constructed feed store 7'8" x 5'8".

## GARDENS & GROUNDS

The front garden in lawned with flower and herbaceous borders and hedgerow. The rear garden enjoys a South Easterly aspect and comprises of a large flagged patio, ornamental pool, lawn and flower and herbaceous

borders. A small paddock/orchard extends to the South with mature hedgerow boundary and a field gate to Lodmore Lane. The property enjoys a wide frontage to the lane and extends in all to about 0.26 of an acre.

## SERVICES

Mains water and electricity. Septic tank drainage (shared with Foxwood Farm).

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

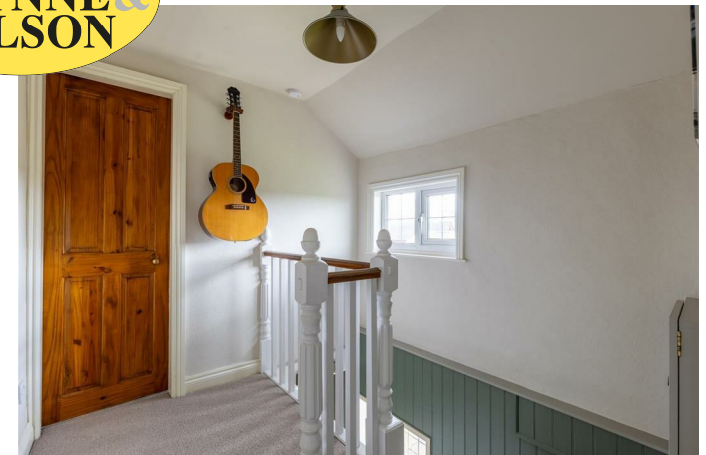
Band D.

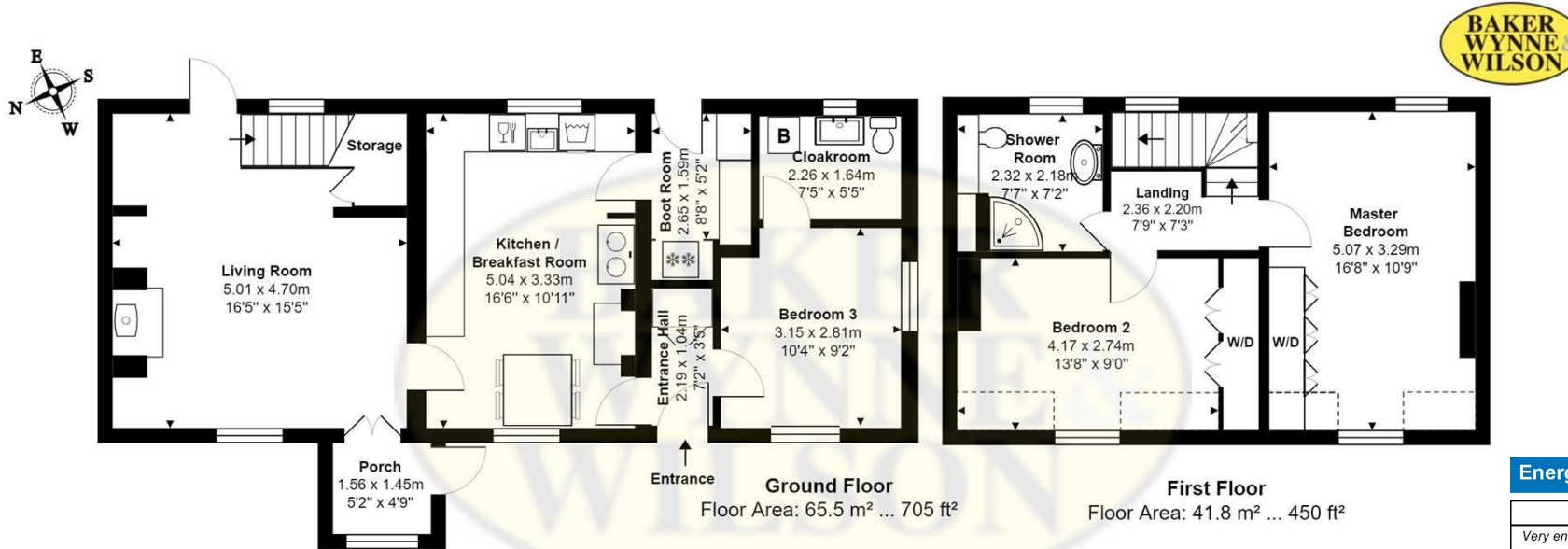
## VIEWINGS





**BAKER  
WYNNE &  
WILSON**





**MORNING COTTAGE, LODMORE LANE, BURLEYDAM, WHITCHURCH, SHROPSHIRE, SY13 4BJ**

Approximate Gross Internal Area: 107.4 m<sup>2</sup> ... 1156 ft<sup>2</sup>

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 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>80</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>53</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	

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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)

Interested? Let's Talk 01270 625214  
 or [info@bakerwynneandwilson.com](mailto:info@bakerwynneandwilson.com)

