



The Old Post Office Bunbury Lane, Bunbury, Cheshire, CW6 9QR

Price Range £850,000

**BAKER
WYNNE &
WILSON**

Lot 1 The Old Post Office - Price Range - £850,000

A fine distinctive landmark detached period rural village House providing comfortable family sized accommodation with a cellar, four superbly sized double bedrooms, two bathrooms and six second floor rooms, presently used as loft store areas but providing potential, subject to planning, to create extra accommodation and income. Local sources of potential customers include the wedding venues at Peckforton Castle, Dorfold Hall as well as Bolesworth Castle which offers an extensive varied season of top attractions.

Externally there is off road parking, an impressive Detached brick-built Barn (492 sqft) ripe for conversion (subject to any necessary consents) holding a key to unlock further passive income in terms of bed and breakfast/Airbnb or as an ancillary self-contained unit for a dependant relative or a long-term tenant.

Lovely areas of secluded garden, that are south easterly in orientation comprise a courtyard, terracing and lawns.

The luxurious accommodation over the first two floors is rich in character and due to the unique combination of the residential back section and the optional front commercial lock up shop/ office/cellar element, this rare opportunity is undoubtedly without comparison in the locality.

Lot 2, Option to purchase commercial self-contained front shop premises. Price £200,000 subject to contract. The purchaser of the main house will be offered the option to purchase the freehold of the Coffee Shop area subject to the new commercial lease that was granted 2024 for a period of 5 years at a rental of £13,500 pa. A copy of the lease with full details will be available to viewers on the day of inspection. Discussions are open to agree the period for which the option may be exercised.



GENERAL REMARKS

Comment by Mark Johnson FRICS at Baker Wynne and Wilson

Both the residential and commercial shop elements being the recent subjects of extensive improvements and substantial monetary outlay.

PLANNING FEASIBILITY APPRAISAL

An appraisal has been prepared by Richard Lee Project Planning to address the planning feasibility of developing The Old Post Office. Its purpose is to appraise potential development options for the property. It considers issues and policies that will need to be addressed to progress a development project through planning. A copy is available on request.

ACCOMMODATION & DIMENSIONS

As detailed on the floorplan.



LOCATION

Situated within Cheshire's beautiful countryside, Bunbury is highly sought after and well known as one of the most picturesque villages in the area. The village itself has a wonderful community feel and boasts a variety of amenities. There is a thriving Co Op convenience store, modern medical centre, and impressive children's play park. Recreationally there are wonderful walking routes nearby including around the popular historic grounds of Beeston & Peckforton Castles. The village also has its own cricket and tennis clubs as well as three public houses.. Bunbury Primary School provides young families with easy access to a high standard of education and other highly reputable schools can be found in the surrounding areas including Tarporley High School, Bishop Heber High School, Abbeygate, Kings and Queens of Chester and The Grange in Hartford. The nearby village of Tarporley and cultural city of Chester provides a wider range of amenities and the whole area is well placed for the business traveller with many commercial centres including Manchester, Liverpool, Crewe, Warrington, and Nantwich, all being found within comfortable commuting distance. Nearby road links include the A49, A483, M6, M56 and M53, also of note is Crewe Railway Station (20 minutes' drive) and Manchester and Liverpool Airports, both located within reasonable travelling time.

DIRECTIONS TO CW6

Proceed from Nantwich along the Chester to Tarporley Road. At the Four Lane Ends Crossroads with the Rasoi Indian restaurant on the left-hand side, take a left turn onto the A49 in the direction of Whitchurch. Continue through Tiverton and Beeston. After passing the former Wild Boar Hotel on your left take the second left turn onto School lane. Proceed for a short distance, towards the centre of the village, passing the Primary School on the right-hand side. Continue along, bearing left and reaching a T junction. Take a right turn and the subject property will soon be located on the left-hand side.

SERVICES

We understand that mains electricity and water are drainage are connected. Oil central heating.

COUNCIL TAX

Band D.

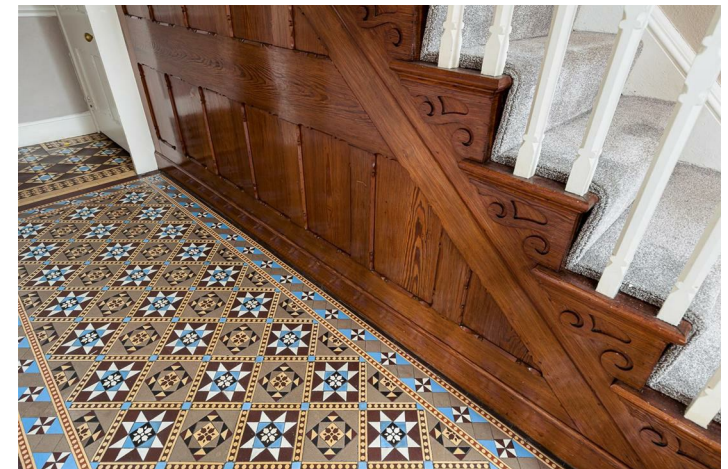
TENURE

We believe the property is freehold tenure, this will be confirmed as part of the legal process.

VIEWINGS

By appointment with the joint selling agents Mark Johnson FRICS at Baker Wynne and Wilson Nantwich.

A Trusted Independent Estate Agent offering a bespoke individual service
RICS registered valuer, delivering credible and high-quality reports
Fellow of the Royal Institution of Chartered Surveyors





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THE OLD POST OFFICE, BUNBURY LANE, BUNBURY, TARPORLEY, CHESHIRE, CW6 9QR

All Parts Total Approximate Gross Internal Area: 645.9 m² ... 6953 ft² (excluding lean to, carport)
 House Total: 376.5 m² ... 4052 ft²
 Shop Total (including Freezer Room): 262.80 m² ... 2828.75 ft²

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 produced by Green House EPC Ltd 2022. Copyright.

Energy Efficiency Rating		Current	Potential
Very very efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	21	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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