



Lower Elms, Cross Lane, Church Minshull, CW1 4RG

Guide Price £500,000

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WYNNE &  
WILSON**



A LARGE TRADITIONAL DETACHED PERIOD COUNTRY HOUSE REQUIRING MODERNISATION, CURRENTLY COMPRISING TWO WELL PROPORTIONED PROPERTIES, WITH GARDENS AND PADDOCK EXTENDING TO ABOUT ONE ACRE, APPROACHED OVER A 600 YARD PRIVATE DRIVE, IN OPEN COUNTRYSIDE, ON THE EDGE OF THE VILLAGE.

## SUMMARY

Property 1 - Entrance Hall, Living Room, Sitting Room, Kitchen, Side Porch, Landing, Three Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows.

Property 2 - Entrance Hall, Living Room, Dining Room, Kitchen, Landing, Three Bedrooms, Bathroom, Landing, Two Bedrooms, Oil Central Heating, uPVC Double Glazed Windows.

Car Parking and Turning Areas. Store. Garden. Paddock of Pasture. About 1 Acre or thereabouts.

## DESCRIPTION

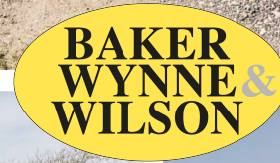
Lower Elms is a substantial detached former farm house believed to date back to the early 19th Century. The property, is constructed of brick under a tiled roof and incorporates two houses, having been divided in the 1960's. It could readily be converted into one residence. Alternatively, it is ideal for multi-generational living or rental opportunities. The property extends to about 3500 sqft (gross internal). The approach, over a long part shared drive is particularly impressive and the house enjoys a true rural location, it lies only 0.75 of a mile from Church Minshull village centre and the Badger public house/restaurant.

## LOCATION AND AMENITIES

Lower Elms occupies a rural location about half a mile from Church Minshull village centre, adjacent to an operational dairy farm. It is convenient for Nantwich and Crewe and is also well placed for the M6 motorway. There is a church, public house/restaurant and village hall in Church Minshull and the nearby historic market town of Nantwich has a range of individual shops, supermarkets, junior and senior schools and a good range of recreational facilities. There is a primary school in the nearby village of Worleston.

## APPROXIMATE DISTANCES

Nantwich 6 miles, Crewe (intercity rail network) 5 miles, Tarporley 9 miles, Northwich 10 miles, Chester 20 miles, Junction 16 (South) and 18 (North) of the M6 motorway are about 10 miles to the East. Manchester international airport is about a 45 minutes drive to the North via the M6 and M56.





## DIRECTIONS

From Nantwich, proceed along Barony Road, at the roundabout turn right, following the signs for Worleston/Church Minshull. On entering Church Minshull proceed past The Badger public house to the roundabout, take the second exit towards Crewe into Cross Lane, proceed for 350 yards and the drive to Lower Elms is located on the left hand side. Proceed for 600 yards and the property is located on the right hand side.

## THE ACCOMMODATION COMPRISES

With approximate measurements

### PROPERTY 1

Council Tax Band - C

### ENTRANCE HALL

16'2" x 6'5"

Tiled floor, radiator

### LIVING ROOM

16'3" x 13'4"

Open fire place with brick surround, radiator

### SITTING ROOM

16'3" x 10'9" plus recess

Open fireplace with brick surround and timber mantle, tiled floor, radiator

### KITCHEN

11'4" x 9'7"

Enamel 1 ½ bowl single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, tiled floor, Worcester oil fired central heating boiler, radiator

### SIDE PORCH

Door to rear

### STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

### BEDROOM NO.1

17'2" x 13'8"

Beamed ceiling, radiator

### BEDROOM NO.2

16'6" x 8'0"

Radiator

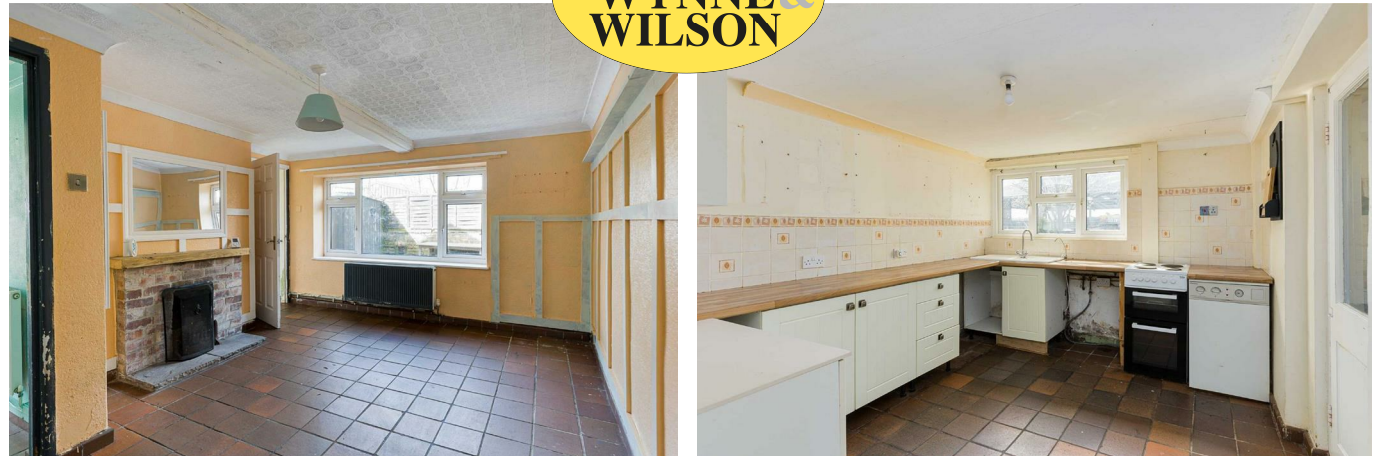
### BEDROOM NO.3

13'9" plus recess x 11'8"

Built in wardrobe, radiator



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## BATHROOM

9'5" x 5'8"

White suite comprising panelled bath with shower over, pedestal hand basin and low flush WC, part tiled walls, radiator

## PROPERTY 2

Council Tax Band - D

## ENTRANCE HALL

16'6" x 6'10"

Parquet wood block floor, understairs store, radiator

## LIVING ROOM

16'7" x 14'9"

Open fireplace with brick surround, beamed ceiling, parquet wood block floor, two radiators

## DINING ROOM

16'2" x 14'9"

Open fireplace with brick surround and timber mantle, beamed ceiling, two double glazed windows, tiled floor, radiator

## KITCHEN

16'6" x 8'1"

1 ½ bowl single drainer sink unit cupboards under, floor standing cupboard and drawer units with worktops, breakfast bar, wine rack, Bosch integrated double oven and four burner ceramic hob unit, Grant oil fired boiler, radiator, rear porch

## STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

17'0" x 6'9"

## BEDROOM NO.1

16'7" x 15'4"

Beamed ceiling, radiator

## BEDROOM NO.2

16'6" x 8'6"

Radiator

## INNER LANDING

## BEDROOM NO.3

16'6" x 8'1"

Radiator

## BATHROOM

12'3" x 6'1"

White suite comprising panelled bath with Triton shower over, pedestal hand basin, low flush WC, part tiled walls, cylinder cupboard, radiator

STAIRS FROM FIRST FLOOR LANDING TO SECOND FLOOR LANDING

Beamed ceiling

## BEDROOM NO.4

15'7" x 17'3"

Two double glazed windows, beamed ceiling, part restricted head room

## BEDROOM NO.5

13'8" x 17'3"

Two double glazed windows, beamed ceiling, part restricted head room

## OUTSIDE

Car parking and turning areas. Aluminium framed Greenhouse. Three timber constructed garden sheds. Two oil tanks. Exterior lighting. Outside tap.

## GROUNDS

Part walled courtyard garden with raised borders extends to the rear with an uncultivated area beyond. Lawned gardens with a flagged path to the side. A paddock of pasture extends to the South of the house. The whole extends to about one acre or thereabouts.

## SERVICES

Mains water and electricity. Septic tank drainage. 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 - with vacant possession upon completion.

## COUNCIL TAX

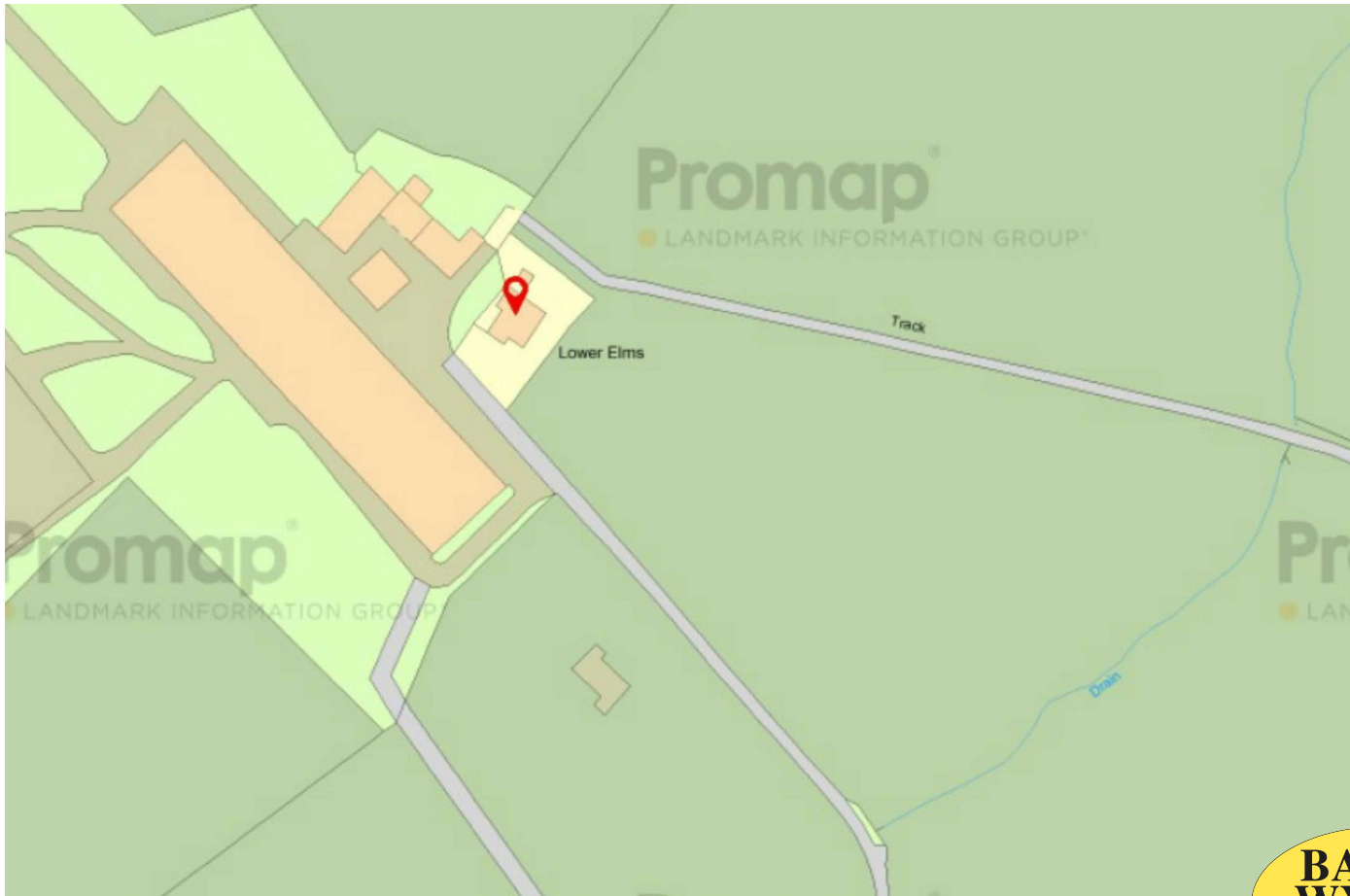
Band B and Band C.

## VIEWING

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



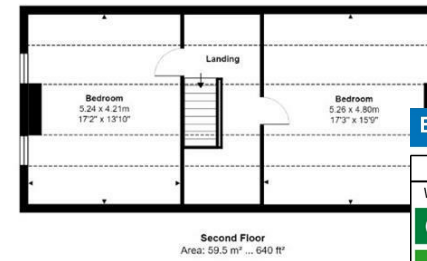
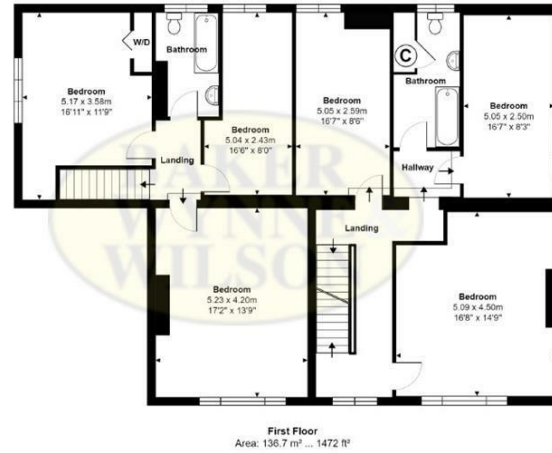
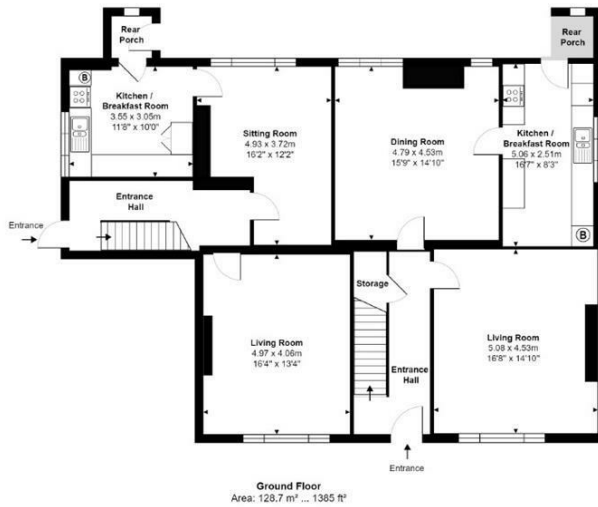




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LOWER ELMS, CROSS LANE, CHURCH MINSHULL, CHESHIRE, CW1 4RG



Approximate Gross Internal Area: 324.9 m<sup>2</sup> ... 3497 ft<sup>2</sup>  
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 2021.



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>		<b>72</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>34</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