



Grey Roofs, Pinsley Green, Wrenbury, Nantwich, Cheshire, CW5 8HE

Guide Price £695,000

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AN INDIVIDUAL DETACHED COUNTRY HOUSE WITH GREAT POTENTIAL SET IN ESTABLISHED GARDENS AND GROUNDS EXTENDING TO 2.23 ACRES, IN A DELIGHTFUL RURAL SETTING ONE MILE FROM WRENBURY VILLAGE CENTRE.

### SUMMARY

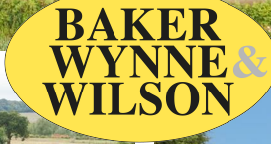
Reception Hall, Cloakroom, Living Room, Conservatory, Dining Room/Bedroom No. 4, Study, Kitchen, Rear Porch, Landing, Three Bedrooms, Bathroom, uPVC Double Glazed Windows, Oil Central Heating, Six Car Garage with built in 14 foot work bench, Gravel drive with ample parking for several cars, Gardens, Mown Paddock.

### DESCRIPTION

Grey Roofs was built in 1948 to an individual design of brick with rendered elevations under a tiled roof and is approached over a sweeping gravel drive. Aesthetically very interesting this is only the second time that Grey Roofs has been offered for sale.

The well lit family sized accommodation was renovated twenty years ago, can certainly be enjoyed from day one as there has been a lot of attention and care given to the house and grounds over the years. The accommodation extends to about 1,550 square feet including the conservatory. However, this is a property not about what it is now but, because of its superb position and large grounds, rather more of what it could become. The possibilities are extensive and it will be a hugely exciting house to be enlarged and customised, subject to planning permission.

Externally, there is a 925 square foot garage that could be utilised to suit a variety of uses, gardens, small copse and a mown paddock. The house would suit those with small stock keeping or equestrian interests.



## LOCATION & AMENITIES

Grey Roofs is perfectly located on a tranquil country lane amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. It lies 1 mile from Wrenbury village centre and 1.5 miles from the award winning Swan at Marbury. Wrenbury village benefits from a wealth of local amenities including a shop/post office, doctors surgery and dispensary, a local railway station, primary school, bowling green, tennis club, fine church and a public house. Alternatively the towns of Nantwich (6 miles), Whitchurch (5.5 miles) and Tarporley (11 miles) can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester (19 miles), Liverpool and Manchester within commuting distance. Crewe railway station (London Euston 90 minutes, Manchester 40 minutes) is 9.5 miles away and the M6 motorway (junction 16) 15 miles.

## DIRECTIONS

From Nantwich proceed along Welsh Row and turn left into Marsh Lane, proceed for 4.8 miles into the centre of Wrenbury, turn left, (signed Marbury and Whitchurch), just after the church into New Road, proceed for one mile and the property is located on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

Quarry tiled floor.

### RECEPTION HALL

20'10" x 5'9"

uPVC door to front and uPVC stable door to rear, two radiators.

### CLOAKROOM

10'8" x 6'8"

White suite comprising low flush W/C and pedestal hand basin, fitted cupboards, ceiling cornices, Worcester oil fired combination boiler.

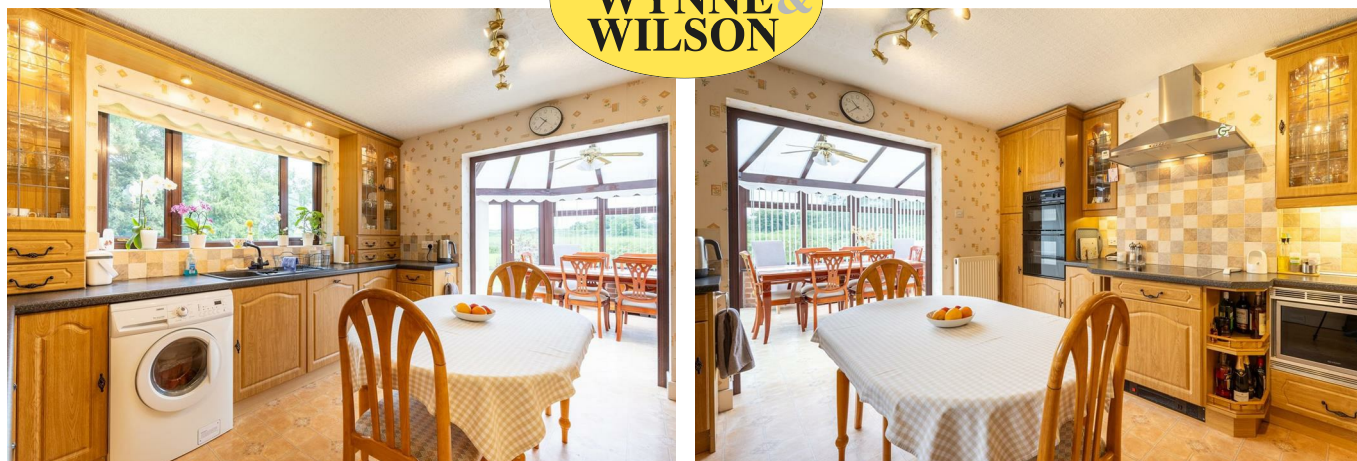
### DINING ROOM/BEDROOM

11'9" x 10'9"

Two double glazed windows, ceiling cornices, radiator.



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## LIVING ROOM

12'10" x 11'9"

Tiled fireplace, two inset display niches, ceiling cornices, double glazed picture window and double glazed French windows to conservatory, two radiators.

## CONSERVATORY

24'0" x 10'6"

Brick base uPVC double glazed windows, double glazed French windows, two fan/lights, two radiators.

## STUDY

10'3" x 7'10"

Two double glazed windows, ceiling cornices, radiator.

## KITCHEN

12'8" x 12'4"

An excellent range of floor standing cupboard and drawer units with worktops, wall cupboards, lit wall/display cupboards, one and half bowl single drainer sink unit, cupboards under, CDA integrated oven and grill, four burner ceramic hob unit with extractor hood above, integrated dishwasher, integrated fridge, shelving, two spot light fittings, two double glazed windows, plumbing for washing machine, under pelmet lighting, radiator.

## STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

14'6" x 5'9"

Access to loft, radiator.

## BEDROOM NO. ONE

14'7" into bay x 12'9"

Double glazed bay window to front and double glazed window to side, wardrobes, radiator.

## BEDROOM NO. TWO

11'9" x 10'9"

Radiator.

## BEDROOM NO. THREE

10'9" x 6'8"

Radiator.

## BATHROOM

8'7" x 5'9"

White suite comprising panel bath, pedestal hand basin and low flush W/C, enclosed shower cubicle with Intel shower, half tiled walls, radiator.

## OUTSIDE

Rear porch. Timber constructed GARAGE BLOCK under a corrugated roof by Country Equestrian Buildings 39'4" x 23'6" two electrically operated rollover doors, concrete base, loft, power and light. Oil tank. Gravel car parking area and turning circle. Outside tap, exterior lighting. Two compost bins.

## GARDENS & GROUNDS

The gardens are extensively lawned with herbaceous borders, copse, beech hedge, a variety of mature trees including eight oaks, scotch pines, silver birch, sycamore and a mown paddock of pasture with water supply. The house, gardens and grounds extend to about 2.23 acres.

## 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.

## COUNCIL TAX

Band F.

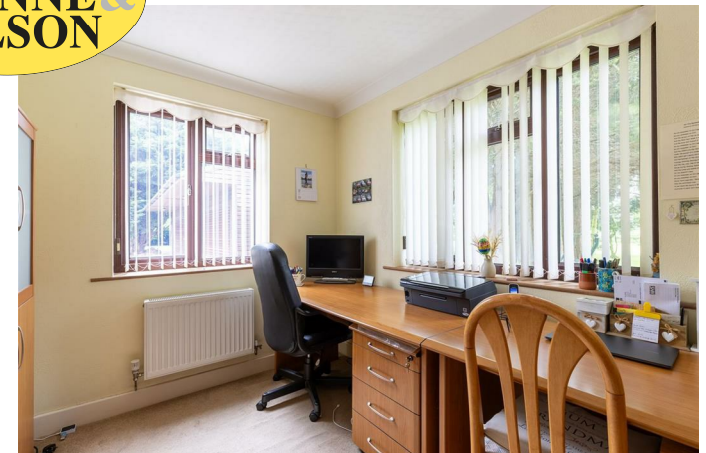
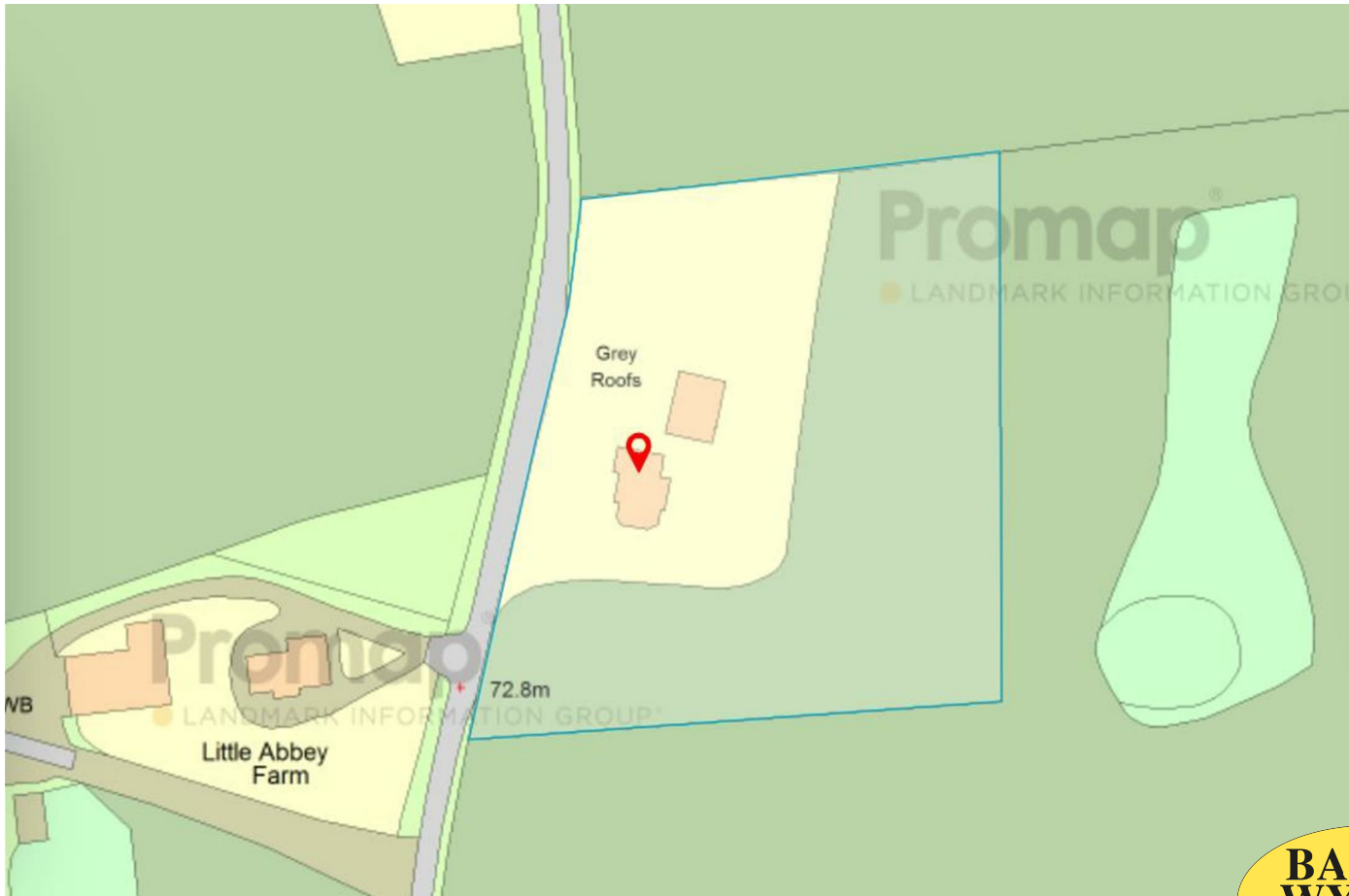
## VIEWINGS

By appointment with Baker Wynne & Wilson  
01270 625214





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**Quadruple Garage / Workshop**  
Floor Area: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup>

**Ground Floor**  
Floor Area: 97.7 m<sup>2</sup> ... 1052 ft<sup>2</sup>

**First Floor**  
Floor Area: 49.3 m<sup>2</sup> ... 531 ft<sup>2</sup>

**GREY ROOFS, PINSLEY GREEN, WRENBURY, NANTWICH, CHESHIRE, CW5 8HE**  
Approximate Gross Internal Area: 232.4 m<sup>2</sup> ... 2502 ft<sup>2</sup> Includes Quadruple Garage / Workshop  
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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</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



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Interested? Let's Talk 01270 625214  
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