



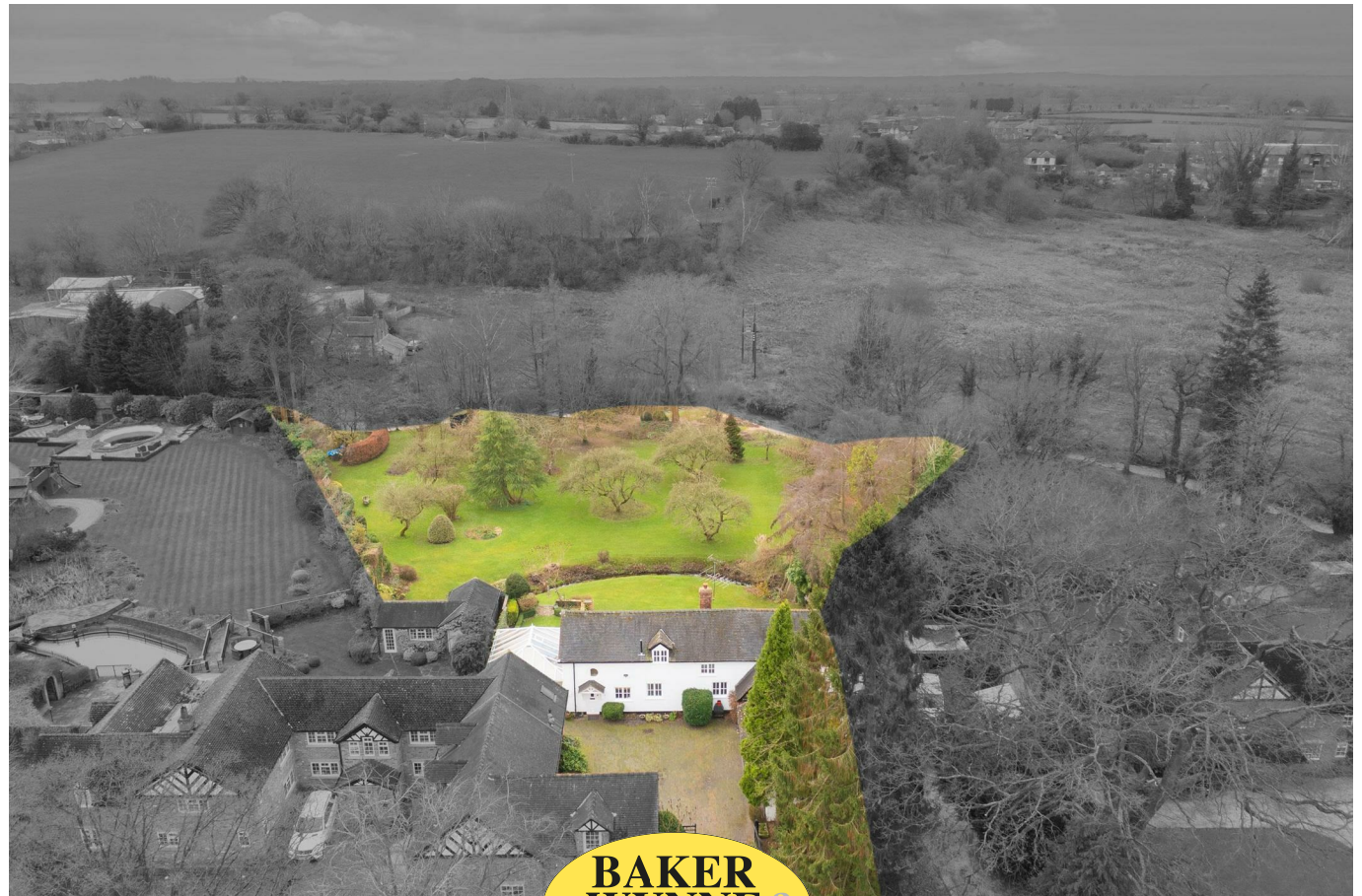
Stable Cottage, Wrinehill Road, Wybunbury, Nantwich, CW5 7NU

Guide Price £725,000

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SUMMARY

Reception Hall, Cloakroom, Living Room, Sitting Room, Kitchen/Breakfast Room, Side Hall, Garden Room, Landing, Principle Bedroom with Wash Area, Three further Double Bedrooms, Bathroom, Oil Central Heating, Secondary Glazed Windows, Courtyard, Garage Block, Gardens, In all about 1.40 acres.



DESCRIPTION

Stable Cottage, constructed of brick with rendered elevations under a tiled roof stands well back from the road, approached over its own drive, through double gates leading to a large brick set courtyard. Formerly the stables to The Cliffe, its near neighbour, the property probably dates back to the mid 19th century. The Cliffe originally belonged to the Delves Broughton family and between 1947 and 1961 was a maternity unit run by Cheshire County Council. The house has been a much loved home for the past 29 years and it is offered for sale as the present owners are downsizing to move closer to their grown up family. Internally the property is light, spacious and comfortable. It extends to about 2,400 square feet. Stable Cottage can be moved into and enjoyed on day one, however, it has been priced to reflect the fact that some modernisation is required.

The gardens are an absolute delight, are a particular passion of the present owners and have been designed with great thought and care. There is a large terrace, ideal for outdoor entertaining, overlooking the gardens that abut forge brook on the Western boundary. In addition there is a large brick set courtyard providing parking.



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LOCATION & AMENITIES

Wybunbury village lies three miles East of Nantwich and recorded as being one of the earliest settlements in Cheshire. Well known for Wybunbury Moss, a sight of special scientific interest and the leaning tower. The famous Wybunbury leaning tower, known as "the leaning tower of South Cheshire" is all that remains of the late 15th Century church demolished in the 1970's. The tower now belongs to the people of Wybunbury, who formed a trust to save it and its bells in 1983. The village boasts St. Chads church, two public houses, post office/village store and the excellent Wybunbury Delves COE primary school. Crewe station (London Euston 90 minutes, Manchester 40 minutes) is 4 miles and the M6 motorway (junction 16) 5 miles.

Nantwich offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets.

DIRECTIONS

From Nantwich proceed along the A51 over the level crossings, at the first set of traffic lights turn right and the next set of traffic lights turn left onto London Road, Stapeley, first left into Wybunbury Lane, proceed for about 1.5 miles to the end

of the lane, turn right onto Main Road, proceed for about .70 of a mile through Wybunbury, turn left onto Wrinehill Road, proceed for 500 yards and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

14'5" x 8'2"

Glazed entrance door, understairs store, double doors to the living room, radiator.

CLOAKROOM

8'11" x 3'5"

White suite comprising low flush W/C and hand basin.

SITTING ROOM

18'9" x 15'1"

Working fireplace with marble inset and hearth, timber surround, two secondary glazed windows and secondary glazed French windows to garden, two radiators.

LIVING ROOM

20'0" x 15'1"

Inglenook style fireplace with stone hearth, oak mantle and raised Clearview stove, beamed ceiling, two single wall lights, two secondary double glazed windows and secondary glazed French windows to rear garden, plate racks, two radiators.



KITCHEN/BREAKFAST ROOM

17'1" x 15'2"

Franke one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, display cupboards, AEG integrated oven and grill, AEG four burner induction hob unit with extractor hood above, Neff integrated microwave, Miele integrated dishwasher, integrated refrigerator and freezer, quarry tiled floor, two secondary glazed windows, radiator.

SIDE HALL

8'2" x 5'10"

Hanging fitting, plumbing for washing machine, quarry tiled floor, stable door, wall cupboard, access to loft.

GARDEN ROOM

21'6" x 17'5"

uPVC double glazed windows and French windows to rear garden, tiled floor, fan/light, Eurostar oil fired boiler, Hoya plant, three radiators.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR SPLIT LEVEL LANDING

Double wall light, radiator.

BEDROOM 2

19'1" x 15'2"

Vanitiy unit with inset hand basin, three secondary glazed windows, radiator.

BEDROOM 3

11'8" x 11'8"

Vanity unit with inset hand basin, built in cupboard with shelving, radiator.

BEDROOM 4

11'7" x 10'11"

Built in wardrobe, radiator.

BATHROOM

9'1" x 8'1"

White suite comprising jacuzzi bath, pedestal hand basin and low flush W/C, shower cubicle with hydro shower and seat, radiator/towel rail.

INNER LANDING

Two single wall lights, built in cupboard.

PRINCIPLE BEDROOM

17'2" x 15'1"

Access to loft, two spotlight fittings, radiator.



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WASH AREA

7'1" x 5'10"

Vanity unit with inset hand basin, built in cupboard, bathroom cabinet with mirrored door.

OUTSIDE

Brick built tiled roof GARAGE BLOCK 24'6" maximum 15'5" minimum x 25'0" comprising a three car garage and workshop with loft over, two pairs of double doors, shelving, power and light.

BRICK SET COURTYARD providing car parking and turning space. Double gates provide access to the rear garden. Exterior lighting.

GARDENS

A South West facing raised flagged terrace with steps overlooks the gardens, free flowing brook and countryside beyond. Indeed, the gardens provide a special setting. They are extensively lawned with mature trees including willow, walnut, cedar, various birches and cryptomeria, cooking apple, copper beech hedge, specimen trees and shrubs. A stream with bridge meanders through the garden adding further appeal. A striking brick wall forms the Southern boundary and forge brook the Western boundary. Octagonal revolving SUMMERHOUSE with seating.

SERVICES

Mains water, electricity and 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 G.

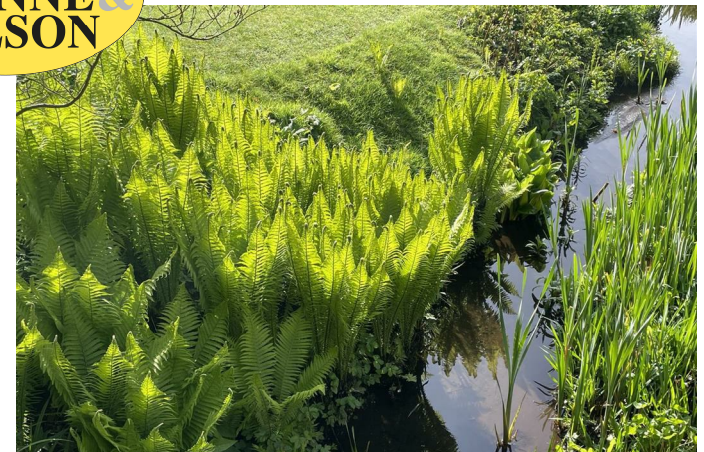
VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

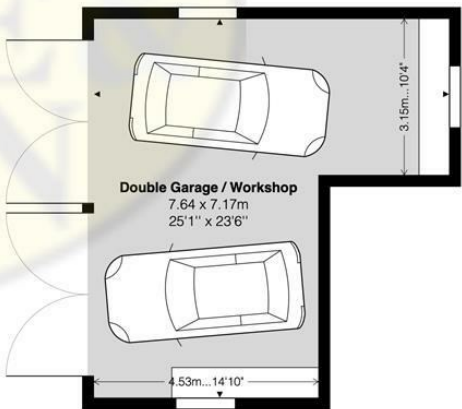
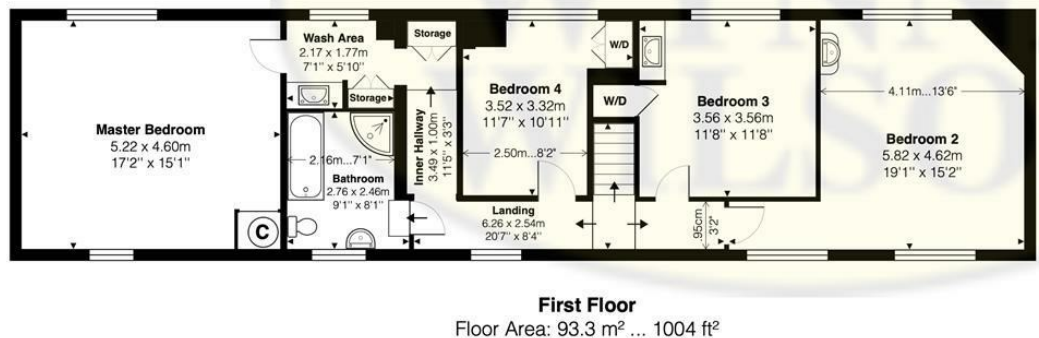
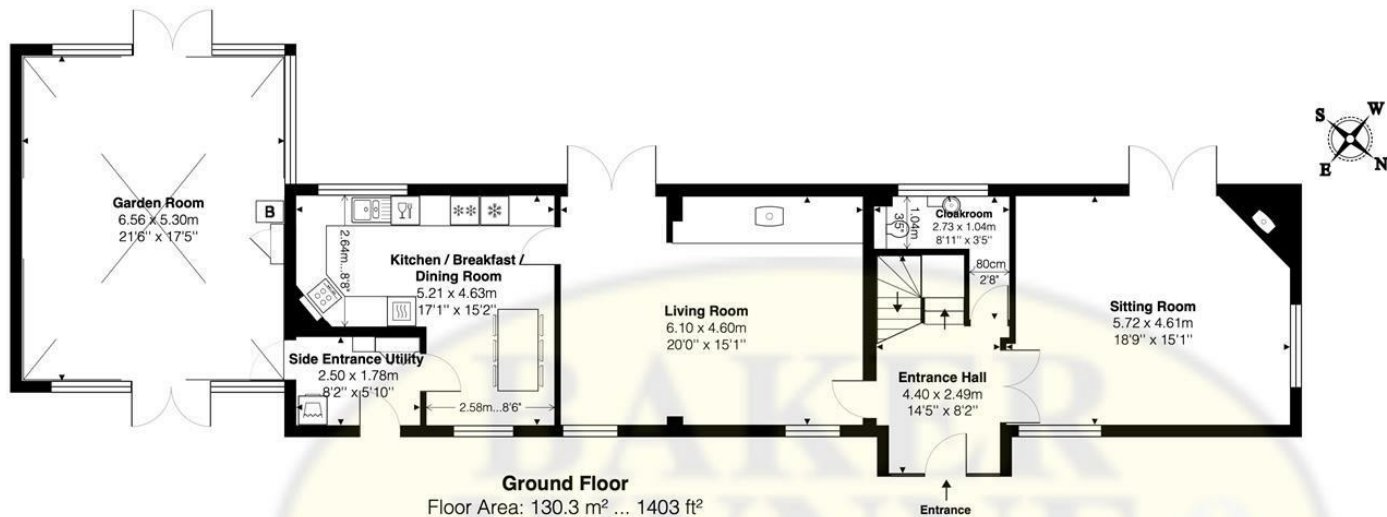
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STABLE COTTAGE, WRINEHILL ROAD, WYBUNBURY, NANTWICH, CHESHIRE, CW5 7NU

Approximate Gross Internal Area: 266.5 m² ... 2868 ft² Includes Double 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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