



Willow Brook Cottage Sheppenhall Lane, Aston, Nantwich, CW5 8BW
Guide Price £650,000

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GUIDE PRICE £650,000 - £675,000

A SUBSTANTIAL DETACHED HOUSE FOR RENOVATION, NUMEROUS OUTBUILDINGS, SCOPE FOR EQUESTRIAN USE, SET IN ABOUT 13.30 ACRES, IN A FINE, SLIGHTLY ELEVATED POSITION ENJOYING STUNNING OPEN VIEWS IN ALL DIRECTIONS OVER COUNTRYSIDE

SUMMARY

Entrance Porch, Entrance Hall, Reception Hall, Cloakroom, Living Room, Sitting Room, Kitchen/Dining Room, Utility Room, Landing, Four Double Bedrooms, Bathroom, Shower Room, Air Source Central Heating, uPVC Double Glazed Windows, Range of Outbuildings, Mobile Home, Gardens, Collecting Yard, Land In all about 13.30 acres.

DESCRIPTION

Willow Brook Cottage is constructed of brick with rendered elevations under a tiled roof and approached over a tarmacadam drive. The original cottage probably dates back to the mid 19th century, has been enlarged in recent years and extends to about 2,000 square feet. The house now requires a full programme of renovation. It is a rarity to the market being a home offering tremendous potential, 3,500 square feet of agriculture buildings, generally in poor condition, and ring fenced level paddock land with far reaching views over rolling countryside.

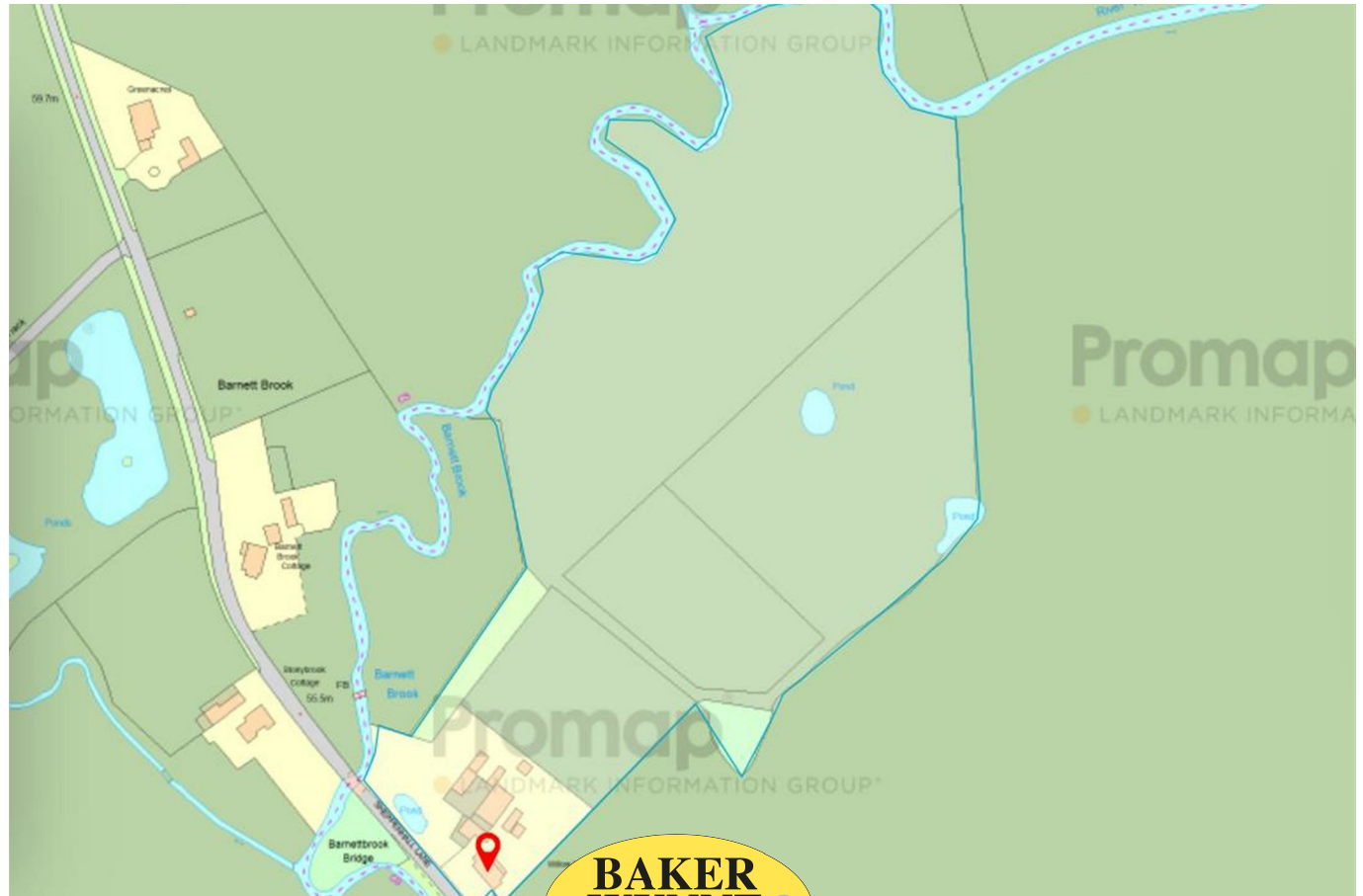
LOCATION & AMENITIES

Willow Brook Cottage holds a fine position in open countryside six miles South of Nantwich. Whitchurch is 7.5 miles, Audlem village centre 3 miles, Wrenbury village 3.5 miles, the M6 Motorway (junction 16) 13 miles, Crewe station (London Euston 90 minutes, Manchester 40 minutes) 11 miles, Chester 25 miles, Manchester 40 miles and Liverpool 48 miles.

Nantwich is a charming and historic market town providing a wealth of period buildings, a 12th century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, market hall, excellent sports and leisure facilities. Audlem was mentioned in the Domesday book as Aldelime, and Edward 1st granted a market charter in 1295. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, newsagents, dry cleaners, butchers, flower shop, restaurant, two cafes, three public houses and a medical centre.

On the educational front, there are excellent primary schools in Audlem and Wrenbury, two secondary schools in Nantwich. Private schooling in the area includes Newcastle High School, The Grange at Hartford, The Kings and Queens in Chester and Ellesmere College.

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18 hole golf courses at nearby Whitchurch. Equestrian interests are vast in the area including British Eventing at Kelsall and Somerford Park and Racing enjoyed at Aintree, Chester, Bangor on Dee and Haydock Park. Hunting with the Cheshire and North Staffordshire Foxhounds and Cheshire Beagles.



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DIRECTIONS

From Nantwich, take the A530 Whitchurch Road, past Nantwich Lake for about 4 miles. At the crossroads turn left into Sheppenhall Lane, proceed for 1.6 miles and the property is located on the left hand side.

From Audlem, take the the Whitchurch Road, proceed for 2.5 miles, turn right (signed Aston and Wrenbury) into Rookery Lane (becomes Sheppenhall Lane), proceed for .6 of a mile and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

5'9" x 5'2"

Quarry tiled floor.

ENTRANCE HALL

5'9" x 4'7"

Quarry tiled floor.

RECEPTION HALL

15'6" x 9'6" max

Quarry tiled floor, radiator.

CLOAKROOM

Low flush W/C and hand basin, radiator.

LIVING ROOM

26'6" x 11'8"

Brick fireplace with tiled hearth and timber mantle, two double glazed bow windows to front and double glazed window to side, four double wall light points, inset display cupboard and shelving, ceiling cornices, two radiators..

SITTING ROOM

14'5" x 11'6"

Timber fire surround with tiled inset, double glazed picture window and door to front, radiator.

KITCHEN/DINING ROOM

23'2" x 14'9" max 9'7" min

Wood burning stove, plumbing for washing machine, four double glazed windows, radiator.

UTILITY ROOM

15'0" x 7'8"

Built in cupboards, door to rear, quarry tiled floor, access to loft.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR

LANDING

Walk in cupboard, double glazed window, cylinder cupboard with Joule Kodiak pre plumbed heat pump cylinder. Radiator.

BEDROOM NO. 1

14'4" x 11'7"

Two double glazed windows, radiator.



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BEDROOM NO. 2

11'10" x 11'8"

Picture rail, radiator.

BEDROOM NO. 3

11'7" x 11'7"

Built in wardrobe, radiator.

BEDROOM NO. 4

11'3" x 9'2"

Radiator.

BATHROOM

6'10" x 6'5"

Corner bath, low flush W/C and pedestal hand basin, access to loft, half tiled walls, radiator.

SHOWER ROOM

8'6" x 5'8"

Low flush W/C, vanity unit with inset hand basin, tiled shower cubicle with shower, radiator.

OUTSIDE

Samsung Air Source Heat Pump. Concrete yard and parking area. Two outside taps. Exterior lighting.

BUILDINGS

A range of buildings, generally in poor condition, including brick and block, corrugated roofed BARN 31'0" x 30'6", brick built, corrugated roofed STABLE BLOCK about 32'0" x 13'0". Timber open fronted building 16'6" x 15'6". Corrugated HAY BARN 39'0" x 16'6". Block constructed KENNEL BUILDING comprising six kennels with runs. COLLECTING YARD. Block constructed range of CATTLE HOUSING extending to about 1,100 square feet. Two bedroom Willerbey Lanbourne MOBILE HOME 38'0" x 12'0".

GARDENS

The gardens are lawned with shrubs, specimen trees, small copse and pond.

AGRICULTURAL LAND

There is a paddock immediately to the rear, ideal for turning out. There is a large field to the East with water, hedgerow boundary and a pit. The grazeable land is naturally well drained and ideal for horses/livestock. The land extends to about 12 acres and Barnett Brook forms the natural Northern boundary.

SERVICES

Mains water and electricity. Septic tank drainage. Solar panels. 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

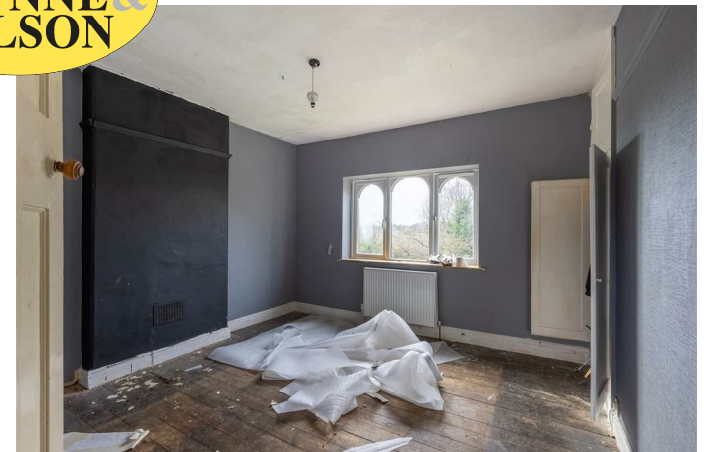
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VIEWING

By appointment with Baker Wynne & Wilson

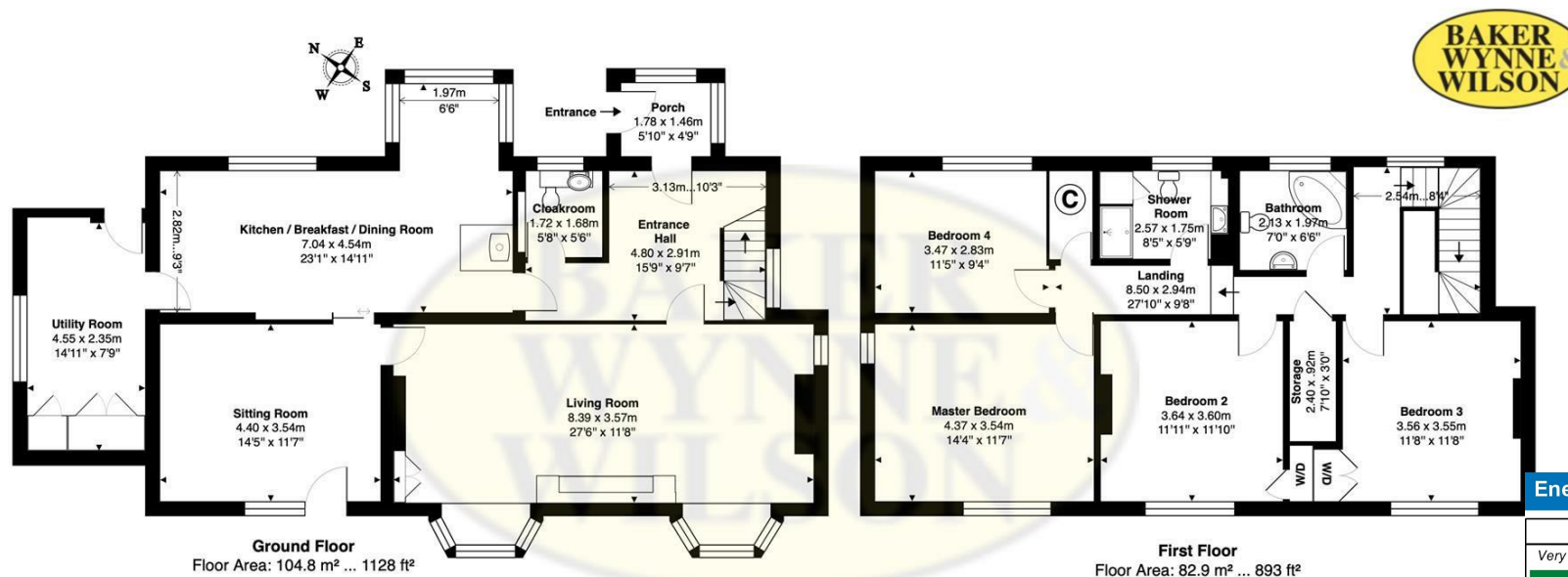
NOTE: Plan attached for identification purposes only.
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WILLOWBROOK COTTAGE, SHEPENHALL LANE, ASTON, NANTWICH, CHESHIRE, CW5 8BW

Approximate Gross Internal Area: 187.8 m² ... 2021 ft²

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 2025. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(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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