



Acorn Cottage, Heatley Lane, Broomhall, Nantwich, Cheshire, CW5

Guide Price £598,500



In association with



A HANDSOME SEMI DETACHED PERIOD FORMER FARMHOUSE, IN A CONVENIENT RURAL POSITION THREE MILES FROM NANTWICH.

SUMMARY

Reception Hall/Study, Inner Hallway, Living Room, Dining Room, Kitchen/Breakfast/Family Room, Utility Room, Rear Hall, Shower Room, Landing, Principle Bedroom with Ensuite Shower Room, Three Further Double Bedrooms, Bathroom, Staircase to Converted Loft, Oil Central Heating, uPVC Double Glazed Windows, Car Parking and Turning Space, Gardens.

DESCRIPTION

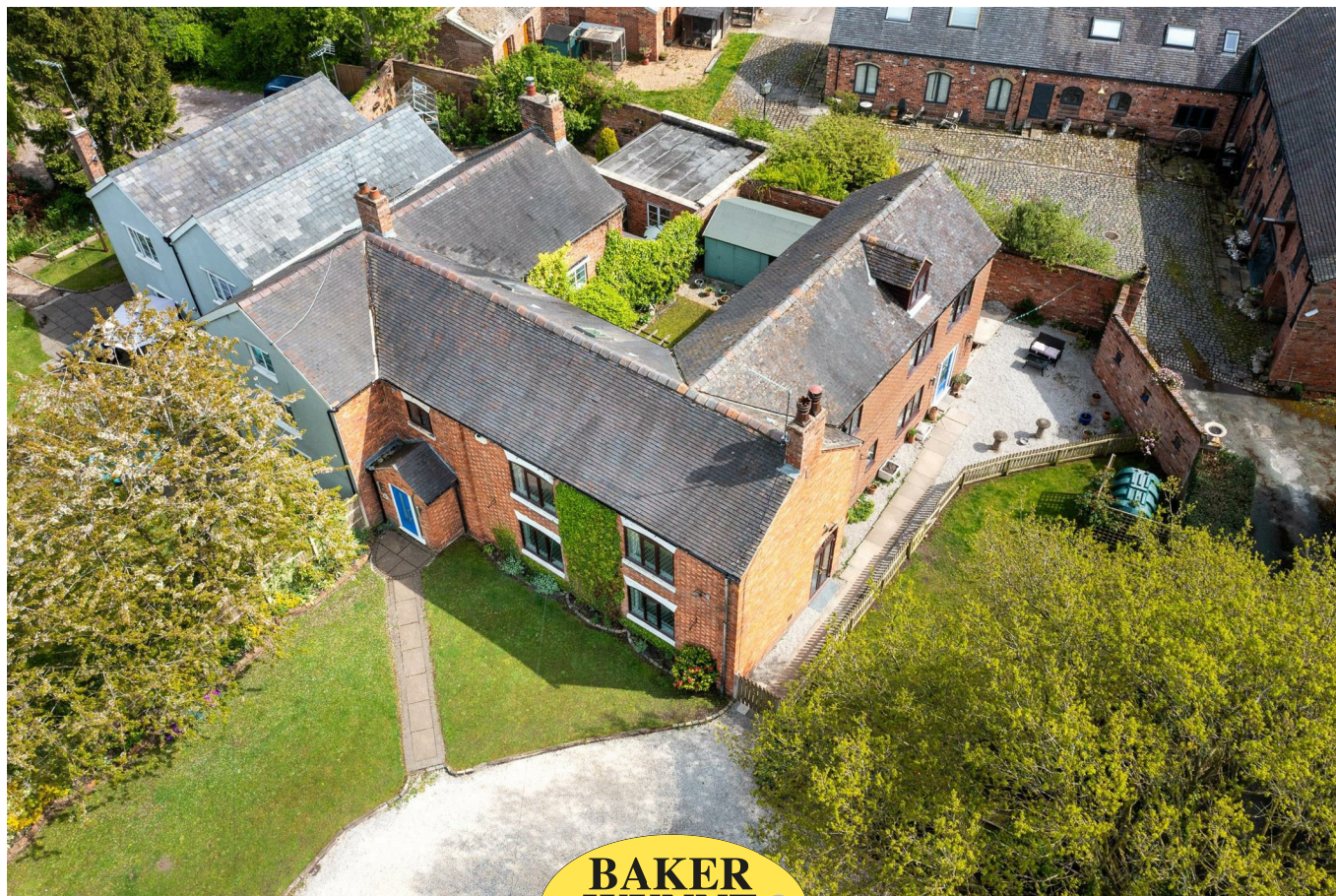
This impressive period semi detached house is appealing and unique having originally being detached and known as Oak Farm. Constructed of brick under a tiled roof it probably dates back to the mid 19th century and was split in the 1980's. The warmth and appeal of this home can only be fully recognised when viewed. In total the house extends to about 2,900 square feet and with four double bedrooms, three bath/shower rooms, two reception rooms, a very large kitchen/breakfast/family room and a useful converted loft, there is ample versatile space to be adapted to suit individual requirements.

LOCATION & AMENTIES

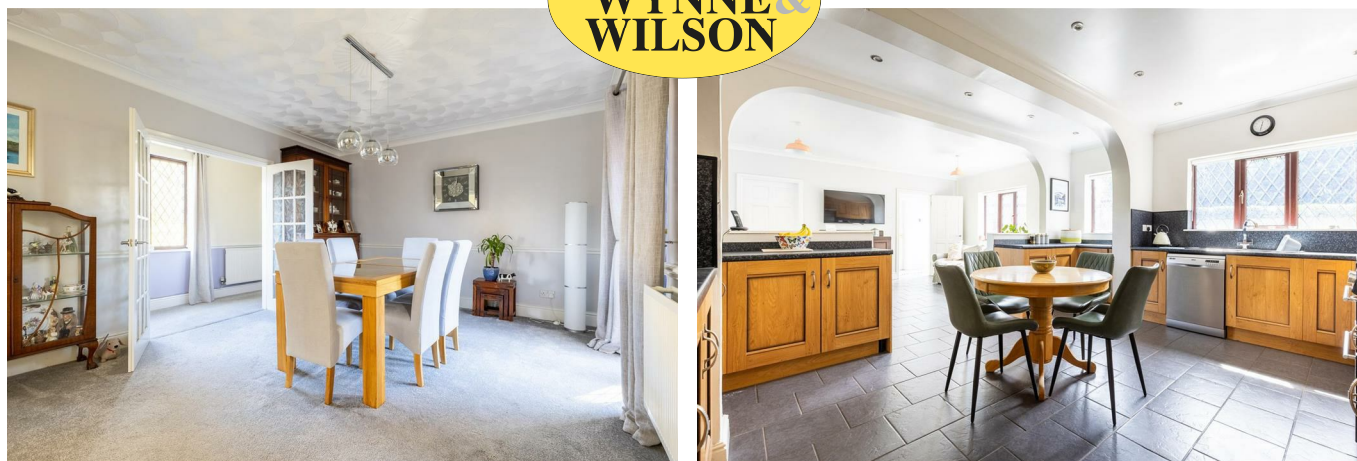
Acorn Cottage is situated 2.5 miles from Wrenbury Village with post office/village store, church, medical practice, sports ground and social club and two public houses. There are excellent primary schools in Sound and Wrenbury. The house lies in the catchment area for Brine Leas High School/BL6 Sixth Form. The market town of Nantwich is 3 miles, Whitchurch 6 miles, Crewe 8 miles and the Cathedral City of Chester 22 miles. The M6 motorway (junction 16) is 11 miles. There are rail network connections between Crewe and London Euston (90 minutes) and Manchester (40 minutes).

DIRECTIONS

From Nantwich lake on Shrewbridge Road proceed to the level crossing onto Wellington Road, proceed for 500 yards, turn right onto Park Road this becomes Whitchurch Road, proceed for 2.7 miles, turn left onto Heatley Lane, proceed for 100 yards and Acorn Cottage is situated on the left hand side.



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ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL/STUDY

20'7" x 8'9"

Composite entrance door, dado rail, ceiling cornices, two radiators.

INNER HALLWAY

16'2" x 3'9"

Ceiling cornices, double doors to dining room, two radiators.

DINING ROOM

15'10" x 12'4"

Double glazed French windows to rear garden, double doors to living room, radiator.

LIVING ROOM

16'6" x 14'5"

Fireplace with stone hearth, Yeoman multi fuel stove, double glazed window and double glazed French windows, dado rail, two radiators.

KITCHEN/BREAKFAST/FAMILY ROOM

25'10" x 15'7"

Single drainer sink unit, cupboards, under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated refrigerator, Stoves cooker with extractor hood above, four double glazed windows, tiled floor, two radiators.

UTILITY ROOM

8'10" x 7'6"

Stainless steel single drainer sink unit, cupboard under, wall cupboard, double glazed window and door to the rear, Mistral oil fired boiler.

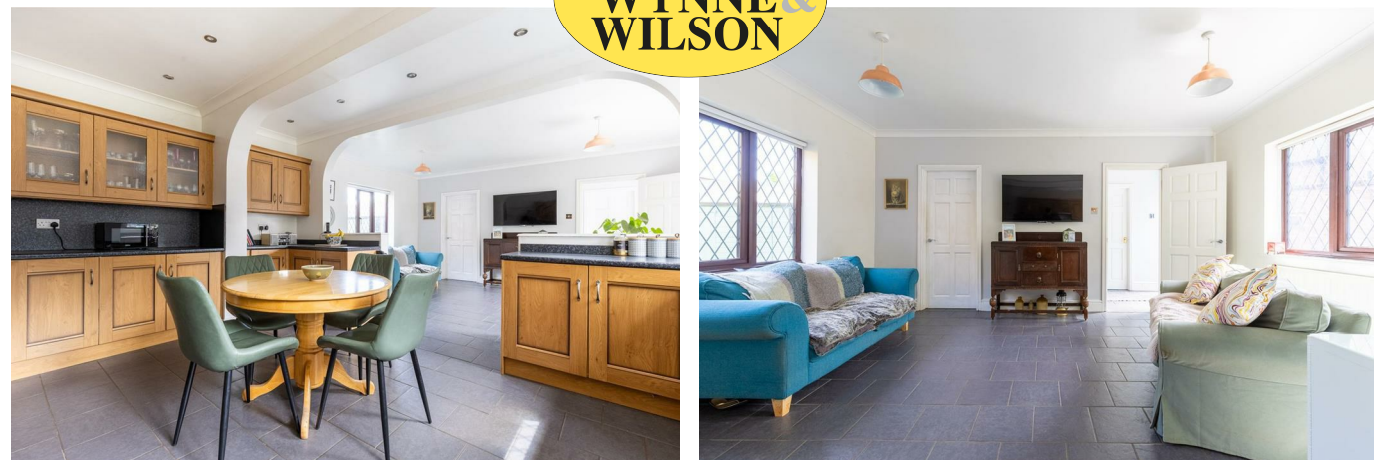
REAR HALL

8'4" x 5'0"

Composite door, tiled floor.

SHOWER ROOM

Low flush W/C and hand basin, tiled shower cubicle with Triton shower, part tiled walls, tiled floor.



**STAIRS FROM RECEPTION HALL TO FIRST FLOOR
LANDING/SITTING AREA**

Three double glazed windows, dado rail, ceiling cornices, two radiators.

PRINCIPLE BEDROOM

16'1" x 12'3"

Ceiling cornices, two radiators.

ENSUITE SHOWER ROOM

8'9" x 7'5"

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with Mira shower, fully tiled walls, lit mirror fitting, radiator.

BEDROOM NO. 2

16'7" x 14'6"

Cast iron fireplace with slate hearth, ceiling cornices, two radiators.

INNER LANDING

Cylinder and airing cupboard, two double glazed windows, radiator.

BATHROOM

10'10" x 8'6"

Grey coloured suite comprising pedestal hand basin and low flush W/C, corner bath with Triton shower, panel walls to dado, radiator.

BEDROOM NO. 3

14'4" x 12'0"

Radiator.

BEDROOM NO. 4

15'6" x 11'3"

Radiator.

**STAIRS FROM INNER LANDING TO LOFT
SPACE**

22'9" x 9'5"

With inset ceiling lighting and double glazed window, Further Loft Area 14'6" x 9'5" with inset ceiling lighting and Secondary Loft Space with two double glazed roof lights.

OUTSIDE

The house stands back from the road, approached via a gate, over a gravel drive and flagged path. Gravel car parking and turning area. Oil tank. Exterior lighting. Outside tap. Timber constructed Garden Shed 15'6" x 9'10" concrete base, power and light. Dog Kennel and Run.

GARDENS

The principle gardens enjoys a South Westerly aspect and are lawned with borders. The rear garden is lawned with a flagged patio and pergola and a well with pump.

SERVICES

Mains water, electricity and drainage.

TENURE

Freehold.

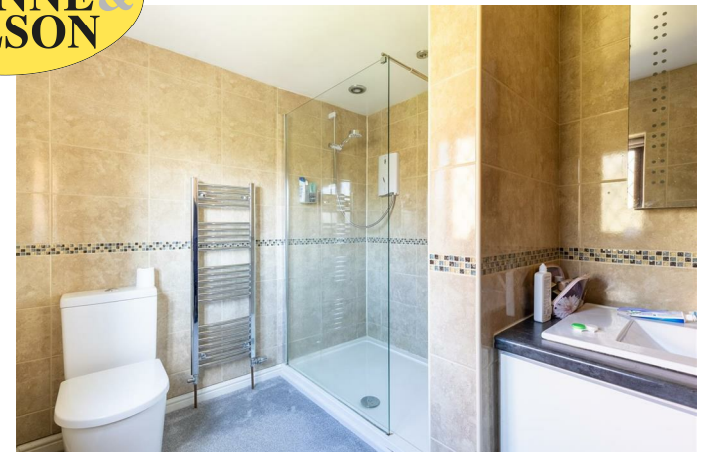
VIEWING

By appointment with Baker Wynne & Wilson
01270 625214





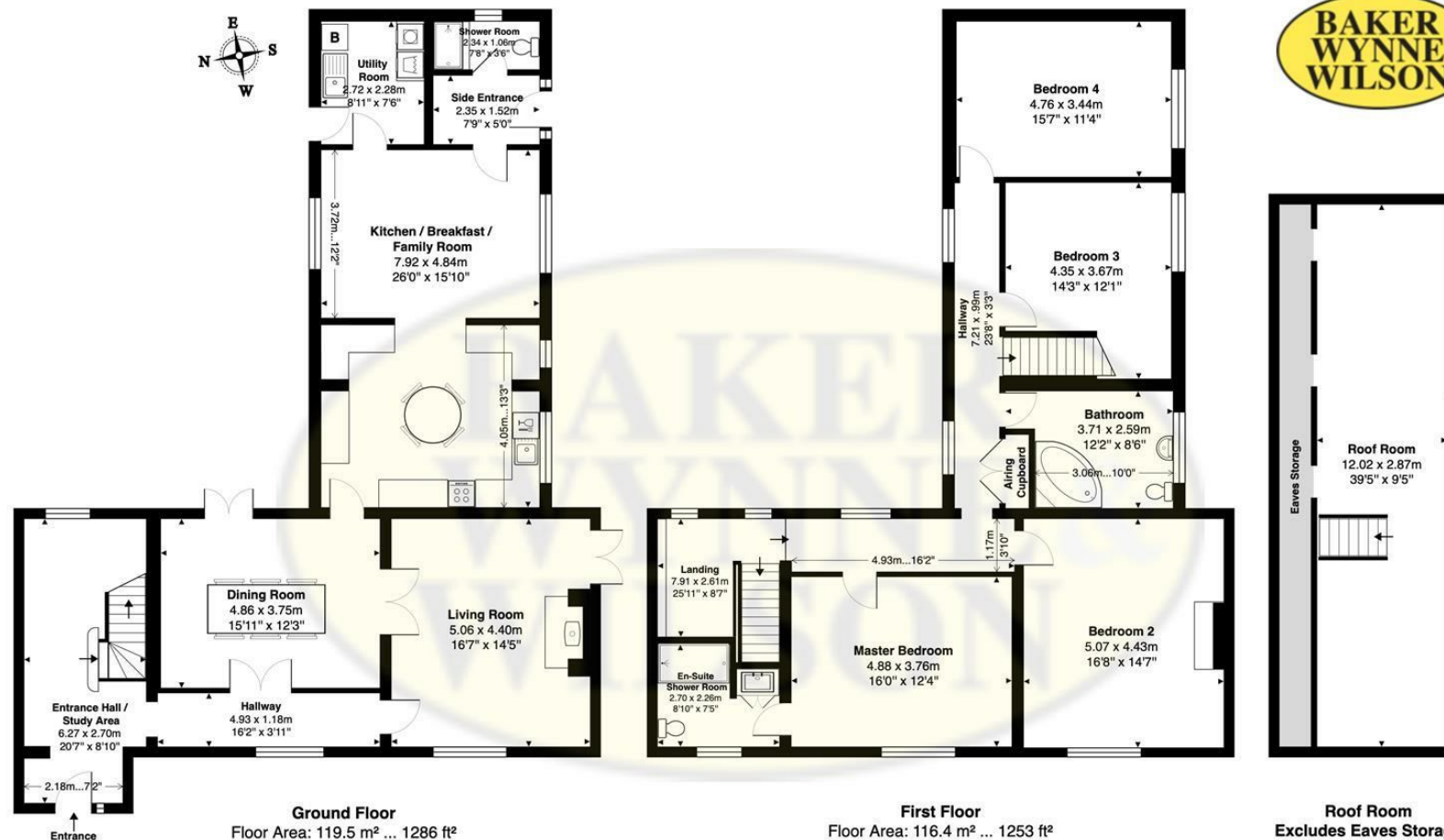
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ACORN COTTAGE, HEATLEY LANE, BROOMHALL, NANTWICH, CHESHIRE, CW5 8AH

Approximate Gross Internal Area: 270.5 m² ... 2911 ft² (excluding eaves storage)

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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38 Pepper Street, Nantwich, Cheshire, CW5 5AB



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