



Greenacres, Norbury, Whitchurch, Cheshire, SY13 4HW  
Guide Price £649,995



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A UNIQUE DEVELOPMENT OPPORTUNITY.  
AN INDIVIDUAL DETACHED HOUSE WITH PLANNING  
PERMISSION FOR REPLACEMENT. A WORKSHOP/TWO  
CAR GARAGE/STABLE BLOCK WITH PLANNING  
POTENTIAL.

A SEPARATE DOUBLE GARRAGE AND GROUNDS  
EXTENDING TO ABOUT 1.3 ACRES IN A GLORIOUS  
RURAL LOCATION WITH OPEN VIEWS.

### SUMMARY

Conservatory, Staircase Hall, Cloakroom, Kitchen No. 1,  
Living Room, Dining Room, Sitting Room, Entrance Hall,  
Kitchen No. 2, Two Staircases, Five Bedrooms, Two  
Bathrooms, Oil Central Heating, uPVC Double Glazed  
Windows, Workshop/Double Garage and Stable, Two Car  
Garage, Gardens, Paddock. About 1.3 Acres.

### DESCRIPTION

Greenacres is constructed of brick under a tiled roof and  
approached through stone gate pillars and electrically  
operated gates over a sweeping gravel drive to a car  
parking and turning area. There are two obvious future  
options for the house. The first is for the existing property  
to be modernised, bringing alive what is already a great  
footprint. The second is to return Greenacres back to a  
pair of semi detached houses. In addition planning  
permission has been passed and secured indefinitely to  
build a 4,000 square feet detached house. Plans have  
been drawn up by Bower Edleston Architects of Nantwich  
and approved by Cheshire East Planning. Numbers  
P05/0176, P07/0308, P05/0700 and P10/0693B.

The house, originally built as two semi detached, ideally  
lends itself to multi generational living.

Hugely significant planning permissions have been  
granted and indeed, obvious further development  
potential, subject to planning permissions. The rarity of  
the buying opportunity cannot be overstated and this a  
most interesting proposition.



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## LOCATION & AMENITIES

Greenacres occupies a tranquil position surrounded by open countryside within the rural hamlet of Norbury, being some six miles to the North of Whitchurch, 8 miles West of Nantwich and 19 miles to the South of Chester. Norbury is in the unitary authority of Cheshire East, near the border of Shropshire. Wrenbury village is 2.5 miles with a wealth of local amenities including a shop/post office, well respected doctors surgery and dispensary, church, primary school and public house. The larger village of Malpas is 5 miles.

Schooling in the area is well provided for in the state sector, in Nantwich, Whitchurch and Malpas. Private schooling includes Ellesmere College, Moreton Hall, Shrewsbury School and both Kings and Queens in Chester.

On the recreational front there are numerous sports clubs locally including Cholmondeley cricket club, golf at Hill Valley, Whitchurch, horse racing at Chester, Bangor on Dee and motor racing at Oulton Park. The Swan at Marbury (1.75 miles) and the Cholmondeley Arms are well regarded.

## DIRECTIONS

From Nantwich proceed along Welsh Row, turn left into Marsh Lane and continue for five miles into Wrenbury village, past the village green and proceed to the Dusty Miller public house, continue over the swing bridge and turn immediately left, proceed for 2.5 miles, bear right into Lower Hall Road (signed Bickley) proceed for half a mile and Greenacres is located on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### CONSERVATORY

12'0" x 9'7"

Tiled floor, plumbing for washing machine.

### RECEPTION HALL

Tiled floor, uPVC entrance door, radiator.

### CLOAKROOM

White suite comprising low flush W/C and hand basin, tiled floor, radiator.



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## KITCHEN

10'3" x 9'7"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, AEG integrated oven and Bosch integrated ceramic hob with extractor hood above, Neff integrated dishwasher, radiator.

## LIVING ROOM

15'8" x 15'1"

Double glazed bow window and double glazed French windows, four double wall lights, two radiators.

## DINING ROOM

15'3" x 9'11"

Understairs store, radiator.

## SITTING ROOM

17'9" x 16'1"

Stone effect fire surround, double glazed bow window and two double glazed windows, painted beamed ceiling, two spot light fittings, two radiators.

## ENTRANCE HALL

uPVC entrance door, tiled floor, hanging fitting, radiator.

## KITCHEN NO. 2

10'5" x 7'8"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units, plumbing for washing machine, radiator.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

## BATHROOM

10'3" x 6'6"

White suite comprising panel bath with mixer shower, pedestal hand basin, low flush W/C, fully tiled around bath, cylinder and airing cupboard, radiator.

## BEDROOM

11'10" x 7'5"

Radiator.

## BEDROOM

15'3" x 9'10"

Double glazed bow window, radiator.

PRINCIPLE STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

## BEDROOM

11'8" x 7'6"

Two double glazed windows, radiator.

## BEDROOM

14'0" x 12'5"

Door to bathroom, radiator.

## BATHROOM

15'2" x 6'6"

White suite comprising corner bath with Creda shower over, pedestal hand basin and low level W/C, access to loft, cylinder and airing cupboard, radiator.

## BEDROOM

11'8" x 7'4"

Radiator.

## OUTSIDE

Attached brick boiler room with Worcester oil fired central heating boiler and oil tank store. South West facing seating area. Workshop/Double garage and stable with planning Q potential. Separate two car garage.

## GARDENS & GROUNDS

The gardens are extensively lawned with specimen trees. There is a mown paddock to the South.

NB. Promap for identification purposes only.

## 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 G.

## VIEWING

By appointment with Baker Wynne & Wilson  
01270 625214







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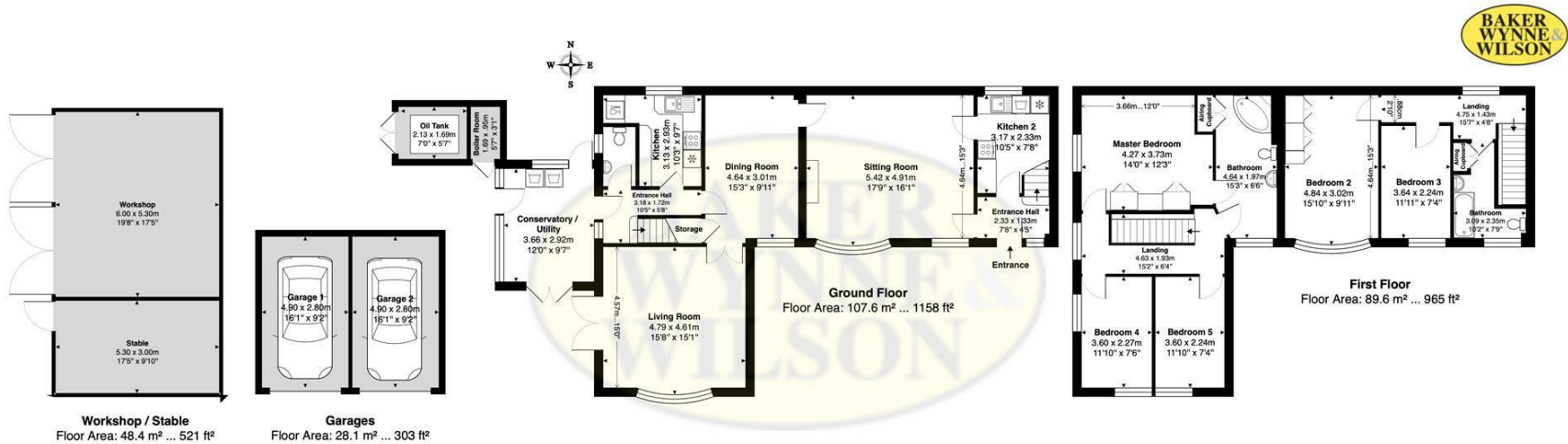



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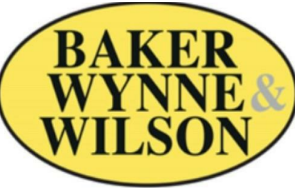






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>56</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>1-20</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property



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