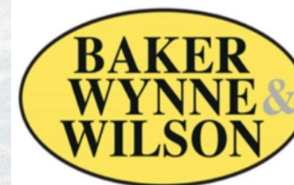




Greenacres, (Option 3) Norbury, Whitchurch, Cheshire, SY13 4HW
Guide Price £925,000



In association with



A UNIQUE DEVELOPMENT
OPPORTUNITY.

AN INDIVIDUAL DETACHED HOUSE
WITH PLANNING PERMISSION FOR
REPLACEMENT, DOUBLE GARAGE AND
STABLE WITH PLANNING POTENTIAL,
DETACHED 1,360 SQUARE FEET
BUILDING, GARDENS AND LAND
EXTENDING TO ABOUT 1.90 ACRES.

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/Two
Car Garage and Stable, Double Garage,
An excellent Detached Building, part
renovated to house specification, Gardens
and Land. About 1.90 acres.



**BAKER
WYNNE &
WILSON**

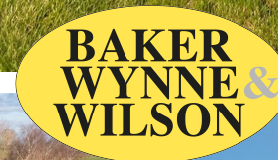


DESCRIPTION

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. However, the exciting potential would be to replace Greenacres. 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. To the North there is a brick built tiled roof two storey building, built to house specification and extending to about 1,360 square feet.

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.



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 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 of 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.

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**

15'3" 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

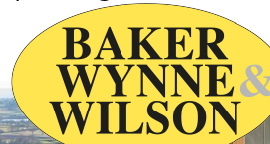
14'0" x 12'5"

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. Double garage and stable
with planning Q potential. Two car garage.
Brick built tiled roofed, two storey
building, built to house specification and
extending to about 1,360 square feet.

GARDENS & GROUNDS

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

NB. Promap is only 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.

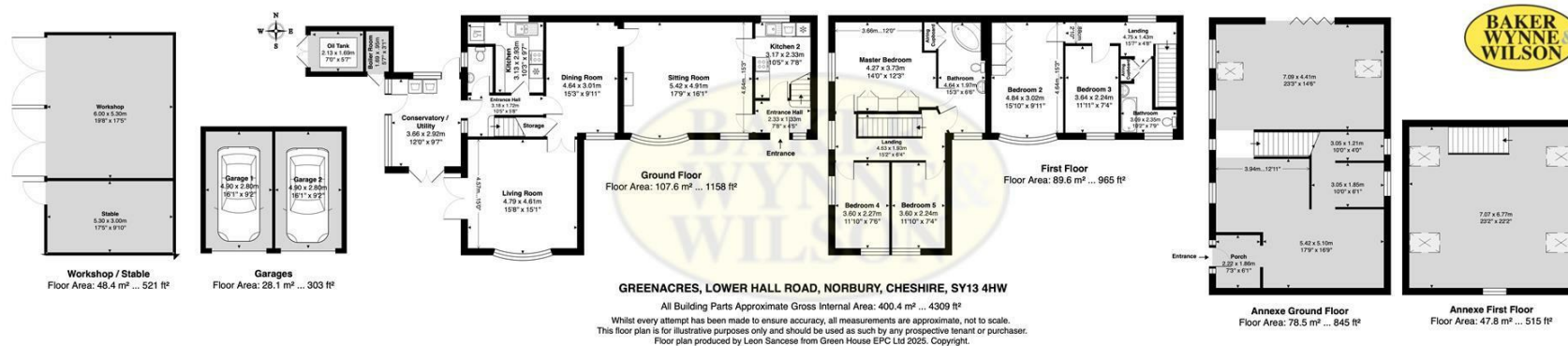
VIEWING

By appointment with Baker Wynne &
Wilson

01270 625214

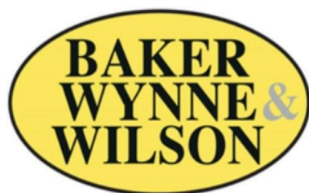






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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