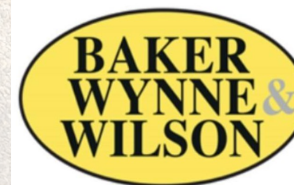




Brickfield House, Coole Pilate, Nantwich, Cheshire, CW5 8AU

Guide Price £695,000



In association with



AN IMPOSING, DOUBLE FRONTED, EDWARDIAN SEMI DETACHED COUNTRY HOUSE WITH AN EXCELLENT ANCILLARY BUILDING, WELL NURTURED GARDENS AND PADDOCK, EXTENDING IN ALL TO ABOUT 1.68 ACRES, IN A WONDERFUL RURAL SETTING CLOSE TO THE SHROPSHIRE UNION CANAL, 3.5 MILES FROM NANTWICH TOWN CENTRE.

SUMMARY

Entrance Porch, Reception Hall, Dining Room, Living Room, Sitting Room, Kitchen/Breakfast Room, Utility Room, Landing/Sitting Area, Bedroom No. 1 with Ensuite Shower Room, Two Further Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Detached Building comprising Double Garage, Workshop, W/C and Office, Gardens, Paddock. In all about 1.68 acres.



DESCRIPTION

A substantial semi detached house, constructed of brick under a tiled roof and approached over a gravel drive. This superb family home is of considerable stature and offers elegant accommodation on two floors only. It combines all the key elements of its original age of construction together with an enlarged kitchen/breakfast room and utility room.

Brickfield House has been a much loved family home and comes to the market for the first time in 43 years.

Externally there are glorious well nurtured gardens, and an excellent paddock of pasture with mains water and a field gate to the private drive.



LOCATION & AMENITIES

Brickfield House offers an attractive rural setting surrounded by open countryside, just 3.5 miles South of Nantwich town centre. Nantwich offers a comprehensive range of services including schools, a wide range of speciality shops and two major supermarkets, Sainsburys and Morrisons. Audlem village is three miles. Audlem caters for daily needs with a local co-operative store, post office, newsagents, dry cleaners, butchers, restaurant, cafe, three public houses and a medical centre. The area enjoys excellent road communications being 13.5 miles from the M6 motorway (junction 16). It is therefore extremely well located for access to many parts of the country, both North and South, and East via the A50 and M62. Manchester International Airport is about 34 miles and travel to London is available via Crewe Station which is nine miles, providing a one and half hour intercity service to Euston. The county town of Chester is 26 miles.

DIRECTIONS

From Nantwich head South along the

A530. After passing Shrewbridge lake, turn left into Coole Lane (signed Audlem/Hack Green). Continue on this road for 2.8 miles, turn right onto a shared private drive, proceed for 150 yards and the property is located on the right hand side, just before the canal bridge.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

11'8" x 6'4"

Original tiled floor, entrance door with stain glassed top lights and windows, pine internal doors (to be found throughout the property), pine staircase to first floor, radiator.

DINING ROOM

15'9" into bay x 13'10"

Cast iron fireplace with tiled inset and hearth, double glazed bay window, ceiling cornices, radiator.

LIVING ROOM

15'9" into bay x 14'0"

Fireplace with back boiler, pine surround, tiled and cast inset and tiled hearth, double glazed bay



window, ceiling cornices, two double wall lights, glazed doors to sitting room, radiator.

SITTING ROOM

12'9" x 11'8"

Cast iron fireplace with tiled inset and hearth, ceiling cornices, bookshelves, radiator.

KITCHEN/BREAKFAST ROOM

16'6" x 15'5"

Ceramic single drainer sink unit, cupboards under, floor standing cupboard and drawer units with light oak worktops, wall cupboards, fitted pine cupboard, quarry tiled floor, two double glazed windows, heated towel rail/radiator.

UTILITY ROOM

16'7" x 4'5"

Wall cupboards, floor standing cupboard and drawer unit, quarry tiled floor, Firebird oil fired central heating boiler.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING/

13'10" x 6'4"

Access to loft.

BEDROOM NO. 1

13'10" x 13'10"

Cast iron fireplace, radiator.

ENSUITE SHOWER ROOM

8'8" x 7'8"

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with shower, part tiled walls, light/shaver point, mirror fitting, chrome radiator/towel rail, radiator.

BEDROOM NO. 2

14'0" x 13'10"

Cast iron fireplace, radiator.

INNER LANDING

BEDROOM NO. 3

12'9" x 11'8"

Two fitted double wardrobes with cupboards above, bookshelves, cast iron fireplace, radiator.

BATHROOM

7'9" x 7'9" plus shower recess

White suite comprising panel bath with mixer shower,



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pedestal hand basin and low flush W/C, tiled shower cubicle with shower, part tiled walls, lit mirror fitting, chrome radiator/towel rail, radiator.

OUTSIDE

Brick and tiled roofed detached building comprising double GARAGE 22'7" x 15'9" electrically operated up and over door, personal door, inspection pit. W/C and Log Store. OFFICE 13'7" x 12'2" two double glazed windows, panelled walls. WORKSHOP/TOOL STORE 17'10" x 12'5".

Greenhouse. Car parking and turning area. Original working railway signal. Oil tank.

GARDENS AND GROUNDS

The well nurtured gardens enjoy a wonderful Southerly aspect. They are extensively lawned with shaped herbaceous and flower borders, stocked pond, specimen trees, mature trees and a kitchen garden with soft fruits. A five bar gate leads from the formal gardens to the paddock. The paddock extends to the East with well kept hedgerow boundaries, mains water and a field gate to the private

drive.

NB. Plan attached is only for identification purposes only.

SERVICES

Mains water and electricity. Sewerage treatment plant installed April 2025. N.B. Tests have not been made of electrical, water 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 F

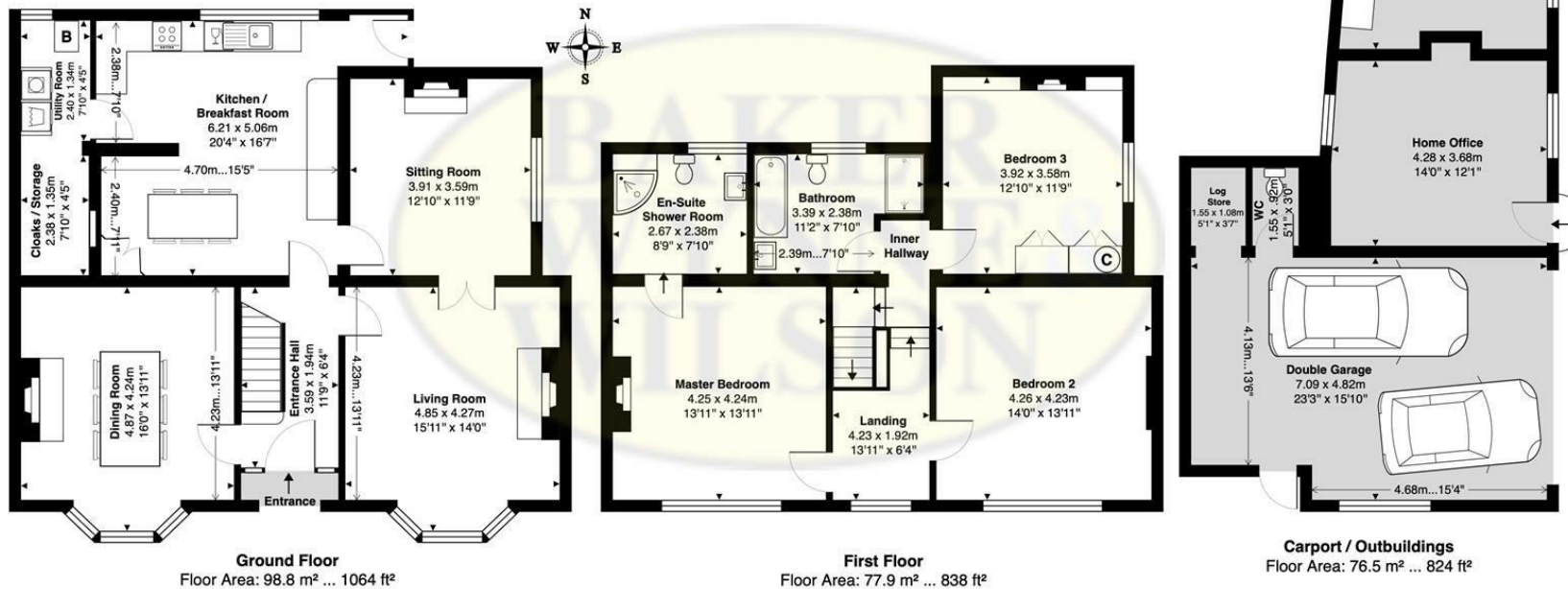
VIEWINGS

Viewings by appointment with Baker, Wynne, and Wilson.
Telephone: 01270 625214



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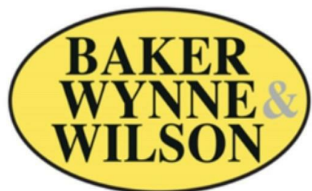
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All Building Parts Approximate Gross Internal Area: 253.2 m² ... 2726 ft²

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property



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