



Cholmondeley Estate

CHESHIRE
LAMONT

2 Chorley Bank Cottage, Cholmondeley Estate Nr Nantwich, CW5 8JS

Set within a good sized garden this semi detached cottage comes with an adjacent paddock extending to $\frac{3}{4}$ of an acre and is set in the heart of the Cholmondeley Estate and surrounded by delightful countryside. The property offers considerable scope for modernisation and a sympathetic extension (subject to consent from the relevant authorities) to create a stunning family home set in generous gardens.

- Semi Detached Cottage with **0.73 acre** paddock surrounded by stunning countryside within the heart of the Cholmondeley Estate.
- Scope for modernisation and a sympathetic extension.

Accommodation

A glazed panel door opens to the **Kitchen 4.2 m x 3 m**. This has a utility room and pantry cupboard off the kitchen, and also gives access to the **Living Room 4.2 m x 3 m** which overlooks the front garden.

To the first floor there are two bedrooms and a bathroom. **Bedroom One 3.5 m x 3 m** overlooks the front garden as does **Bedroom Two 2.6 m x 2.3 m**. The bathroom is fitted with a panel bath, wash hand basin and WC.

Externally

The property is accessed off Wrenbury Road which gives access onto a shared driveway (ownership retained by Cholmondeley Estate). This leads to a 5 bar gate which opens onto the private driveway for number two. The driveway provides ample parking and turning space with the spacious gardens beyond overlooking farmland.

Services/ Tenure

Mains water, electricity, shared septic tank with neighbouring property. Freehold.

Directions

What3words : briefing.prevented.money

From Tarporley head south on the A49 for approximately 7 miles, upon reaching the crossroads with the Cholmondeley Arms Public House, turn left for Wrenbury along Wrenbury Road. Follow this road for a further half mile proceeding round a sweeping right hand bend and shortly after Chorley Bank Cottages will be observed on the left-hand side.

Agents Note

Along with obtaining consent from the relevant authorities to extend/alter the property consent would also be required from the Cholmondeley Estate who would encourage extension but would like to be sure externally the property is kept within keeping with the Cholmondeley Estate.



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