



Whitchurch

CHESHIRE
LAMONT

Sunnyside, 121 Wrexham Road Whitchurch SY13 1JF

Set within attractive secluded gardens and within walking distance of the facilities within Whitchurch town centre this delightful four bedroom family home extends to approximately 2500 sqft and has been sympathetically restored, extended and modernised over many years preserving the character and integrity of the original property which is now complemented with modern day living requirements.

- Attractive and welcoming 8.3 central reception hall, drawing room, versatile living/formal dining room, sitting/family room, delightful orangery extension, kitchen breakfast room, utility and cloakroom.
- The delightful well proportioned reception rooms benefit from 10' high ceiling heights.
- Spacious first floor landing access via ornately carved staircase, four large double bedrooms (one with versatile dressing/sitting room), two bath/shower rooms.
- Attractive secluded landscaped gardens extending to approximately 0.4 of an acre, timber framed heated alfresco entertaining area, walled courtyard garden to the rear, double garage.

Accommodation

A recessed storm porch with black and white chequered pattern tiling leads to a recessed original stained glass leaded light front door, this opens to a stunning tiled central **Reception Hall 8.3m x 2.3m**, features include part panelled wall, 10' high coved ceiling heights and an ornate carved staircase rising to the first floor. Off the Reception Hall there is a Kitchen Breakfast Room and three well proportioned reception/family rooms one of which gives access to an orangery extension at the rear. All three principal reception rooms benefit from panelled walls and 10' ceiling heights.

The **Drawing Room 6.3m x 4.2m** has an attractive bay window overlooking the front garden fitted with plantation shutters and an attractive original central fireplace. The adjacent **Sitting Room 4.5m x 4.0m** also has a shuttered bay window overlooking the front garden and a feature non operational fireplace. The cozy **Family/Second Sitting room 4.4m x 4.3m** is finished with a painted maple floor has an original marble fireplace fitted with a Clearview log burning stove and a set of glazed panel double doors opening to a stunning Orangery extension 5.3m x 5.0m this overlooks and gives access to the gardens has a 3.6m vaulted ceiling, painted timber flooring and is used by the current vendors as a dining/party room.



The **Kitchen Breakfast Room 5.5m x 4.0m** is extensively fitted with wall and floor cupboards complemented with timber work surfaces and a matching centre island which provides a 2/3 person breakfast bar. Within the kitchen the vendors have created a secluded **Study Area 1.8m x 1.2m** to the rear of the chimney breast, alternatively this could be converted to create a walk in pantry if desired. Appliances include a Falcon Range cooker with 5 burner gas hob and double oven with extractor filter above, there is also an integrated fridge, freezer, microwave combi oven and a dishwasher. Off the kitchen there is an inner hallway which gives access to the cloakroom and a **Utility Room** as well as a delightful **5.6m x 3.0m covered timber framed alfresco Entertaining Area** which is open to and leads onto the gardens.

The attractive **First Floor Landing 5.6m x 3.6m** (dimensions include stairwell) is accessed via the ornate carved staircase which has an original feature stained glass window on the half landing. The landing gives access to four double bedrooms all of which benefit from 8'6" ceiling heights and two bath/shower rooms.

Bedroom One 5.5m x 4.3m overlooks the front garden and has an original non operational cast iron and tiled fireplace as does **Bedroom Two 4.4m x 4.3m** which is situated to the rear of the property. **Bedroom Three 4.1m x 3.6m** overlooks the front and also has an original feature fireplace. **Bedroom Four is accessed via a large versatile Sitting/Dressing Room 3.3m X 3.1m** steps lead down to **Bedroom Four 3.7m x 3.0m** this benefits from fitted wardrobes and has windows to two elevations.

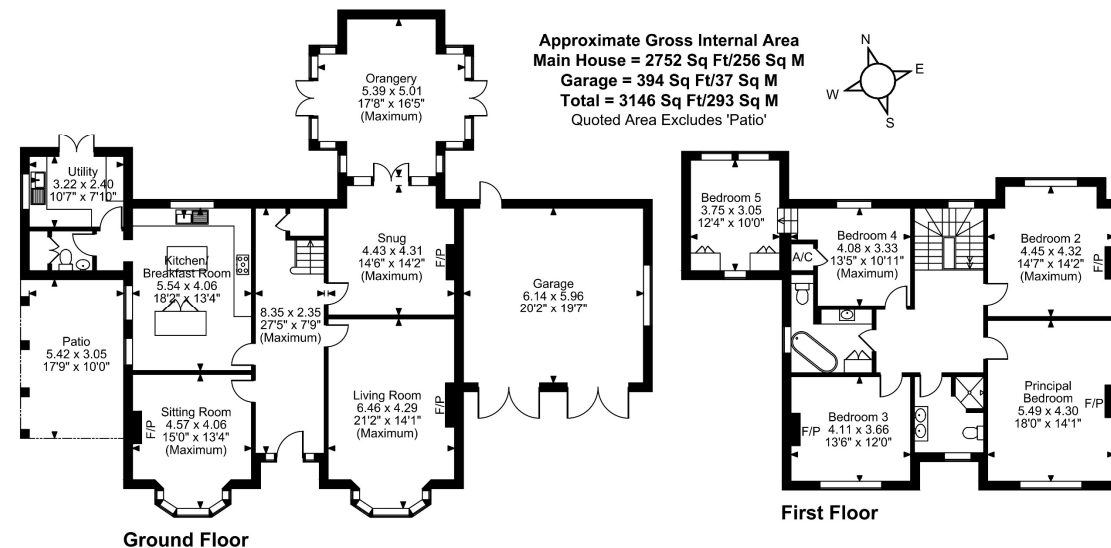
The **Family Bathroom** is fitted with a free standing roll top slipper bath, wash hand basin set within a quartz surround with storage cupboards beneath and a recessed low level WC. There is also a large Shower Room 2.5m x 2.3m (which could be made Ensuite to Bedroom One if desired) this provides a large tiled shower facility, his and hers wash hand basins set within slate surround with storage cupboards beneath, low level WC and a heated towel rail.

Externally

A splayed entrance laid to setts leads to iron double gates which open onto a gravelled driveway edged with laurel hedging. This opens out to an attractive forecourt at the front of the property providing ample parking and turning space along with giving access to a large **Double Garage** to the side of the property. The secluded front garden is principally laid to lawn edged with mature shrubs including Holly, Laurel and Yew as well as a feature mature Copper Beech tree. Access can be taken along either side of the property to the side gardens and garden at the rear.

To the West elevation there is a very attractive **5.6m x 3.0m covered timber framed alfresco Entertaining Area** which benefits from wall heaters, electric light and can be directly accessed from the rear hallway off the kitchen. This in turn gives access to a lawned side garden along with an Indian stone patio. To the rear of the property there are two walled courtyard gardens which can both be accessed via double doors from either end of the orangery creating further alfresco entertaining areas. With a further lawned side garden to the east elevation with a communicating gate into the front garden.





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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

What3words : producers.fluffed.lasted

From the A41 Whitchurch Bypass where it meets the A525 Wrexham Road head into Whitchurch (B5364) for one third of a mile and the property will be found on the left hand side.

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CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
 Tarporley
 Cheshire CW6 0UW
 Tel: 01829 730700

5 Hospital Street
 Nantwich
 Cheshire CW5 5RH
 Tel: 01270 624441