



'YEW TREE COTTAGE' | LONDON ROAD | STAPELEY | NANTWICH | CHESHIRE | CW5 7JU | OIRO £375,000



Standing within a glorious semi rural setting in the charming area of Stapeley, just outside Nantwich town centre, this absolutely enchanting and versatile three bedroom, two bathroom semi detached country cottage offers a unique opportunity for buyers yearning for a slice of country life whilst being within easy reach of facilities & transport links.

As you enter this sympathetically extended & remodelled residence, you will be greeted by a sense of warmth & comfort, together with deceptive flexible accommodation.

The accommodation briefly comprises; Entrance vestibule, Living Room with feature fireplace, Kitchen Dining Family Room, Rear Hall, Bedroom Three, Shower Room & WC.

First Floor Landing, Bedroom One & Bedroom Two both with pleasant outlooks, and Bathroom.

Additionally, the property boasts an external garden store / workshop with high security features.

The excellent size lawned rear garden offers a perfect safe and secure enclosed haven which features a glorious established Apple tree and several other plants and shrubs.

Buyers have plenty of scope to create their own paradise and cultivate further if required.

This stunning semi detached house is not just a home; it is a lifestyle choice that combines comfort and the joys of countryside living, all while being conveniently located near the amenities of Nantwich.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agent's Nantwich office over the level crossing on Wellington Road, which continues into Audlem Road. At the traffic lights by Brine Leas School, turn left into Peter De Stapleigh Way and continue to the crossroads. Turn right at the traffic lights into London Road (A51) and continue. The property will be observed on the left hand side.

#### LOCATION – STAPELEY

Stapeley is a popular edge of town location, with the benefit of some local facilities including a family friendly pub & Co-Op store. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

#### NEARBY NANTWICH TOWN CENTRE

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.

The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

ENTRANCE VESTIBULE

LIVING ROOM





KITCHEN DINING FAMILY ROOM







REAR HALL



BEDROOM THREE



SHOWER ROOM & WC





FIRST FLOOR LANDING



BATHROOM

BEDROOM TWO





BEDROOM ONE



#### EXTERIOR

The enchanting exterior of the property shows real flair particularly with the fabulous lions' heads to the brick pillars alongside the low front brick wall. A raised brick fronted planted bed to the side is stocked with a variety of pleasing shrubs & plants too.

There is extensive parking on the block paved driveway making parking a breeze.

The side gate opens to a wonderful size rear lawned garden. There is a patio space (presently with animal pen), and beyond that is a highly secure workshop / store which offers buyers plenty of potential.

Enjoying an open vista beyond the rear garden hedging and a view towards open fields to the front, the semi rural position and pleasant outside space is sure to impress buyers.



#### DETACHED GARDEN STORE / WORKSHOP



EPC RATING: TBC

COUNCIL TAX BAND: D

#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired central heating. Private drainage (septic tank).

NOTE: No tests have 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.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.



#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.





VIEW TO FRONT (BELOW)



VIEW TO REAR (BELOW)



FLOOR PLANS PENDING

Wright Marshall  
Estate Agents

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