



Swallowfield, Whitehaven Lane, Burland CW5 8NH

CHESHIRE
LAMONT



A superb opportunity to acquire and enhance a spacious four bedroom detached period bungalow standing in extensive established gardens and grounds to 0.67 of an acre in delightful rural countryside within south Cheshire nearby to historic Nantwich. NO CHAIN. Viewing recommended.

- A spacious four bedroom detached period bungalow
- Standing in delightful established private gardens to 0.67 of an acre
- Within stunning south Cheshire countryside nearby to Nantwich
- Affording superb, versatile accommodation to 1500 sqft
- Large driveway, double detached garage, extensive patios and lawns
- Large lounge, dining room, snug and extensive dining kitchen
- Four double bedrooms and bathroom with shower
- Outstanding opportunity to significantly extend, enhance and with ancillary-build potential
- NO CHAIN
- Viewing recommended

Agents Remarks

Burland and the surrounding areas retain the ancient tree-lined lanes that were previously cart paths and this area generally has remained relatively unspoilt and still exudes a distinct rural feel with undulating open patchwork fields. Burland, Faddiley and Swanley will continue to be idyllic and charming south



Cheshire locations with wonderful countryside and canal-side walks and great gastro-pubs.

Property Details

The property is set back behind neat privet hedging with a 5-bar gate allowing access over a block paved herringbone driveway which leads to a double detached garage. A path leads through lawned front gardens to an arched recessed porch with quarry tiled floor and a uPVC double glazed door within frame allows access to:

Reception Hall

A delightful entrance to the property with oak herringbone wood block floor, high coved ceiling, access to loft, built-in airing and a pine door leads to:

Bedroom Two 12' 0" x 11' 10" (3.65m x 3.61m)

With a uPVC double glazed window to front elevation, coved ceiling, picture rail, wall light points and herringbone wood block floor.

From the Reception Hall a pine door leads to:

Bedroom One 10' 11" x 14' 11" (3.32m x 4.55m)

Further spacious bedroom with a uPVC double glazed window to front elevation and coved ceiling.

From the Reception Hall a pine door leads to:

Bedroom Four 9' 11" x 11' 11" (3.02m x 3.62m)

With a uPVC double glazed window to side elevation, coved ceiling and picture rail.

From the Reception Hall a pine door leads to:

Bedroom Three 12' 0" x 11' 10" (3.65m x 3.61m)

With a uPVC double glazed window to rear elevation and coved ceiling.



From the Reception Hall a pine door leads to:

Bathroom

With a panelled bath, pedestal wash basin, WC, shower cubicle and uPVC double glazed window.

From the Reception Hall a sectional glazed pine door leads to:

Dining Room 10' 11" x 14' 11" (3.32m x 4.55m)

Forming a great central dining hall with high coved ceiling, fitted cupboards incorporating shelving and an archway leads to:

Snug/Sitting Room 7' 2" x 10' 4" (2.19m x 3.16m)

With uPVC double glazed windows to side and rear elevations overlooking attractive gardens enjoying fine views.

From the Dining Room a sectional glazed pine door leads to:

Dining Kitchen 18' 2" x 12' 0" max (5.54m x 3.65m max)

Extensively appointed with base and wall mounted units, attractive working surfaces, double electric oven, four ring hob with filter canopy over, double bowl sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, tiled floor, Worcester oil fired central heating boiler, door to outside and uPVC double glazed windows to side and rear elevations.

From the Dining Room sectional glazed pine doors lead to:

Lounge 22' 0" x 14' 0" (6.70m x 4.26m)

Beautifully appointed with lovely aspects over the rear gardens via uPVC double glazed patio doors, uPVC double glazed windows to front and side



elevations, coved ceiling and a large fireplace upon raised hearth and oak mantel over.

Loft Space

Spacious loft suitable for conversion if required with necessary planning.

Externally

The property enjoys lovely extensive gardens and grounds with attractive aspects over open countryside, enclosed within high hedging with lawned garden areas and an ornamental garden pond. Swallowfield further benefits from an extensive paved patio to the side of the house.

Garage 19' 0" x 15' 4" (5.79m x 4.68m)

With twin double doors to front, two windows to rear, light, power and personal door to gardens.

Tenure

Freehold.

Services

Oil fired central heating, mains water and electricity, septic tank drainage (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

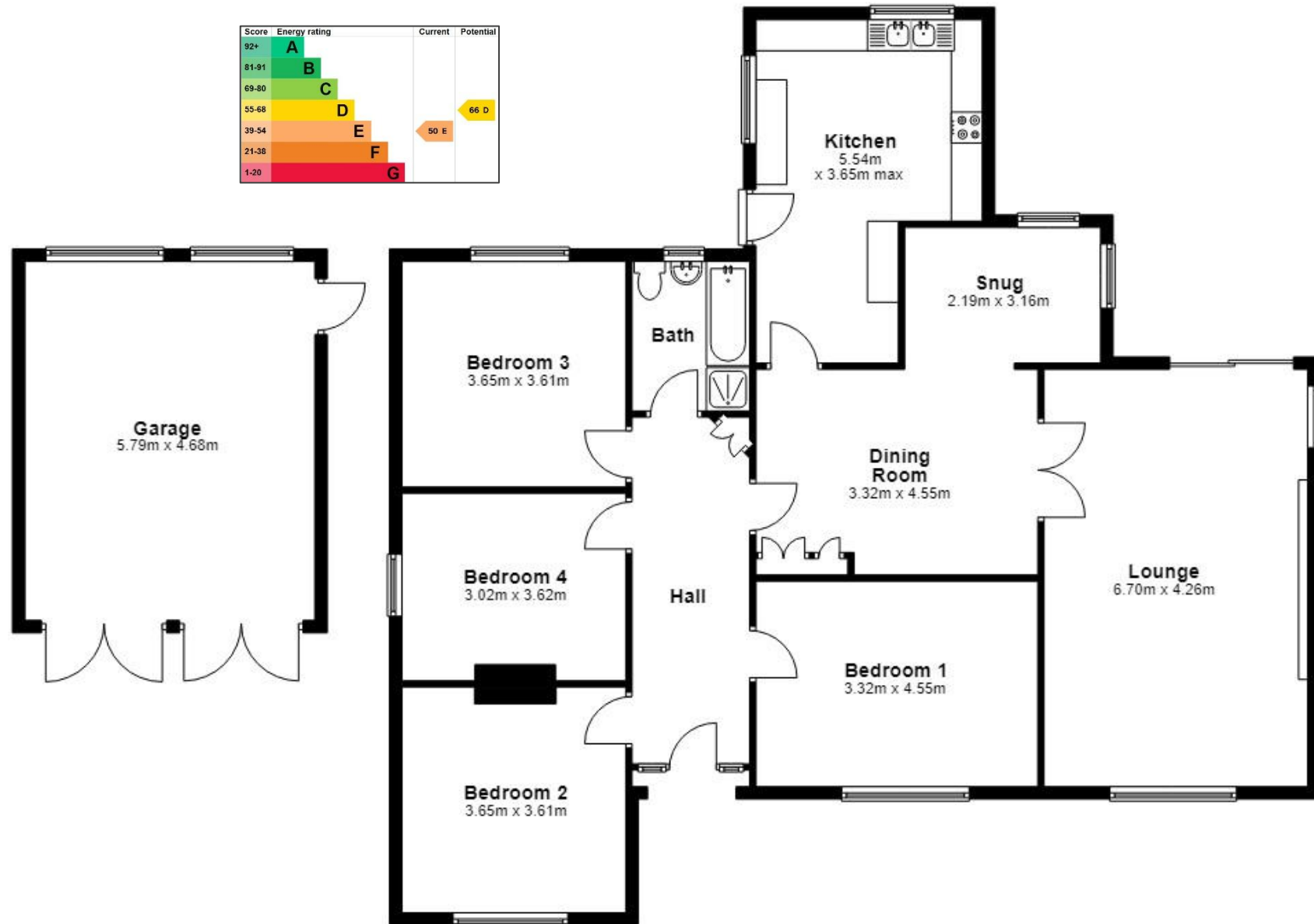
Directions

From Nantwich proceed along Welsh Row towards the village of Acton and turn left at Acton Church along Wrexham Road towards Wrexham. Continue into Burland Village and proceed towards Faddiley. After passing through Burland turn left onto Whitehaven Lane and Swallowfield is situated behind hedging on the left hand side.



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	50 E	
21-38	F		
1-20	G		



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk Copyright
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