



'THE COTTAGE' | BROOK LANE | BURLAND | CHESHIRE | CW5 8LX | STARTING BID £340,000



Nestled in the charming semi rural village of Burland, this incredibly attractive & characterful detached cottage offers an exceptional opportunity for buyers seeking a pleasant and inviting home.

Boasting three well-proportioned bedrooms, this property is perfect for those who value comfort and space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for family gatherings & entertaining etc.

Set within delightful well established gardens, the outdoor space is a true highlight with lawned gardens including a pretty orchard with Apple & Pear trees and delightful planting which offers an excellent environment amidst nature.

The property is located in a sought-after leafy village, ensuring a peaceful atmosphere while still being conveniently close to local amenities.

Additionally, the presence of the garage / workshop provides excellent storage options or potential for a variety of uses should buyers wish including a gym, home office etc.

Suitable for buyers to create their forever dream home, there is ample scope to enhance or indeed reconfigure the existing accommodation if required. This delightful property presents a wonderful opportunity to create lasting memories in a beautiful setting. Don't miss your chance to make this house your home.

FOR SALE BY MODERN METHOD OF AUCTION (DATE TBC)

STARTING BID £340,000

NO CHAIN - AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich, west up Welsh Row & through Acton. Turn left at St Marys Church & continue along Wrexham Road into Burland. Continue over the bridge and turn right into Brook Lane where the cottage will be observed on the right hand corner.

LOCATION - BURLAND

Burland is a small settlement set within open countryside and is located within five minutes of the pick-up and drop-off points for several top Cheshire private schools. There is a thriving community centred around St Mary's Church, Village Hall, W.I. Young Farmers etc, and Acton Church of England Primary School. There are several acclaimed restaurants in the area including: The Cholmondeley Arms (near historic Cholmondeley Castle). Burland enjoys a wonderful position close to Swanley Marina on the Shropshire Union Canal (Llangollen Branch). Acton lies about 1 mile east, on the outskirts of the historic market town of Nantwich. It is a small village mentioned in the Domesday Book and the scene of a battle (1643) in the English Civil War.



NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. 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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

MODERN METHOD OF AUCTION:-

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £500 inc. VAT.

These services are optional.



THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENCLOSED ENTRANCE PORCH 5'10 x 2'8

LIVING ROOM 24'6 x 10'0

INNER HALLWAY 7'3 x 5'11

CLOAKROOM / WC 9'6 x 6'0





BREAKFAST / DINING ROOM 16'4 x 14'10

KITCHEN 12'5 x 6'9





REAR HALL 7'9 x 3'8

SUN LOUNGE / GARDEN ROOM 23'4 x 6'8



UTILITY / LAUNDRY ROOM 12'4 x 7'10

FIRST FLOOR LANDING 15'4 x 6'0

BEDROOM ONE 14'9 x 13'6

BEDROOM TWO 12'10 x 10'1

BEDROOM THREE 11'1 x 10'0

SHOWER ROOM 8'9 x 5'9





EXTERIOR

The plot is of a particularly generous size and presented in distinctive areas. There is a wonderful degree of potential for buyers who require external space of which to use for a variety of reasons.

The driveway is ample with gravelled space for vehicles.

Pleasant lawned gardens with a variety of evergreen shrubs, plants & trees including a charming orchard area with established fruit trees such as Apple & Pear.

Gated additional parking space beyond the garage / workshop which could accommodate a campervan etc.

GARAGE / WORKSHOP 13'0 x 10'0

GARDEN STORE 9'10 x 4'6

STORE ROOM / WORKSHOP (2) 9'10 x 8'8

LOG STORE 9'11 x 3'11

GREENHOUSE 12'4 x 8'4

EPC RATING: D

COUNCIL TAX BAND: F



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. 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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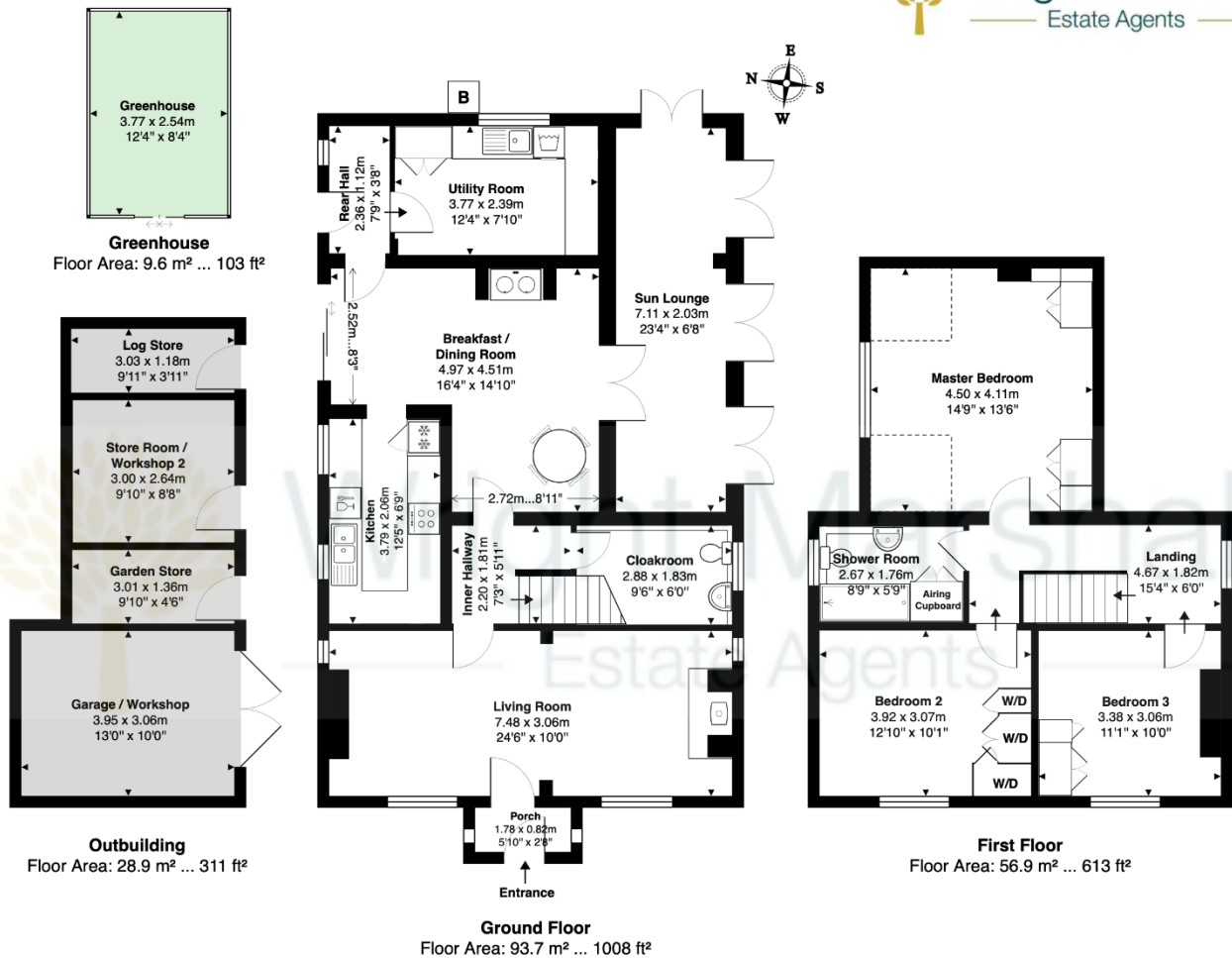
ALL MEASUREMENTS

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.





THE COTTAGE, BROOK LANE, BURLAND, NANTWICH, CHESHIRE, CW5 8LX

Approximate Gross Internal Area: 189.1 m² ... 2036 ft² Includes Outbuildings

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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