



Garthmyl Wistaston Green Road, Wistaston – CW2 8SA

Guide Price **£465,000**



in association with



Garthmyl Wistaston Green Road

Wistaston, Crewe

AN INDIVIDUAL DETACHED "COTTAGE STYLE" HOUSE REQUIRING UPDATING, SET NICELY BACK FROM THE ROAD IN A SEMI RURAL LOCATION WITH GARDENS AND SMALL Paddock EXTENDING IN ALL TO ABOUT .40 OF AN ACRE

DESCRIPTION

The property was built in 1997 of brick under a tiled roof as a new build and replacement for the original Garthmyl. Extending to an impressive 1,700 square feet, the house offers ample scope to be tailored to individual modern requirements. Having remained in the ownership of the same family since it was built, the property has been a much loved home and is now ready for its next chapter.

Although requiring a scheme of modernisation the house could be lived in as it is.

Outside, the gardens are of particular feature and include a small paddock, big enough to keep a pony. The paddock will be subject to an overage clause.

Stables, arena and 10 acres to the North of the house are being retained by our clients.



Garthmyl Wistaston Green Road

Wistaston, Crewe

LOCATION & AMENITIES

The house is situated on the Northern fringes of Wistaston, in a semi rural location, 2.5 miles from Nantwich town centre and 3 miles from Crewe Railway Station (London Euston 90 minutes, Manchester 40 minutes). Surrounded by walking routes and close to The Rising Sun Inn on Middlewich Road, the M6 motorway (junction 16) is 12 miles. The property lies in the catchment area of for Malbank High School & Sixth Form College (founded in 1560), Nantwich (Ofsted Good).

DIRECTIONS - CW2 8SA



SUMMARY

Entrance Hall, Cloakroom, Living Room, Sitting Room, Dining Room, Kitchen, Utility/Rear Hall, Cloakroom, Landing, Master Bedroom with Ensuite Shower Room, Three Further Double Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Plenty of potential, Gardens about .40 of an Acre. No on-going chain.

ENTRANCE HALL

15' 7" x 5' 8" (4.75m x 1.73m)

CLOAKROOM

White suite comprising low flush W/C and hand basin.

SITTING ROOM

13' 10" x 10' 10" (4.22m x 3.30m)

Two double glazed windows, ceiling cornices, double doors to dining room.

DINING ROOM

13' 7" x 10' 10" (4.14m x 3.30m)

Double glazed French windows to garden, double glazed window to side.

LIVING ROOM

14' 10" x 14' 6" (4.52m x 4.42m)

Fireplace with marble inset and hearth, timber surround and inset living flame coal effect gas fire, three double glazed windows, two wall lights.

KITCHEN

11' 7" x 11' 3" (3.53m x 3.43m)

Stainless steel one and half bowl single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and four burner hob unit with extractor hood above, tiled floor.

UTILITY ROOM

11' 8" x 9' 6" (3.56m x 2.90m)

Wall cupboards, Main gas central heating boiler, plumbing for washing machine.



CLOAKROOM

Low flush W/C and hand basin.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

19' 3" x 5' 8" (5.87m x 1.73m)

Built in wardrobe, access to loft.

MASTER BEDROOM

15' 0" x 14' 4" (4.57m x 4.37m)

Wall to wall wardrobes comprising four doubles.

ENSUITE SHOWER ROOM

8' 6" x 7' 8" (2.59m x 2.34m)

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with Mira shower.

BEDROOM NO. 2

14' 10" x 12' 10" (4.52m x 3.91m)

BEDROOM NO. 3

10' 10" x 9' 5" (3.30m x 2.87m)

BEDROOM NO. 4

10' 10" x 8' 2" (3.30m x 2.49m)

BATHROOM

10' 10" x 8' 7" (3.30m x 2.62m)

White suite comprising panel bath, pedestal hand basin, low flush W/C, tiled shower cubicle with Triton shower, built in cupboard.

OUTSIDE

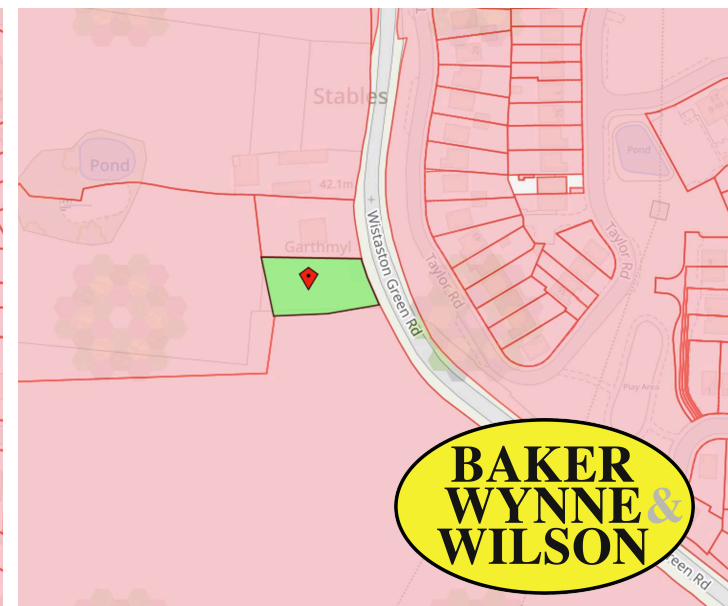
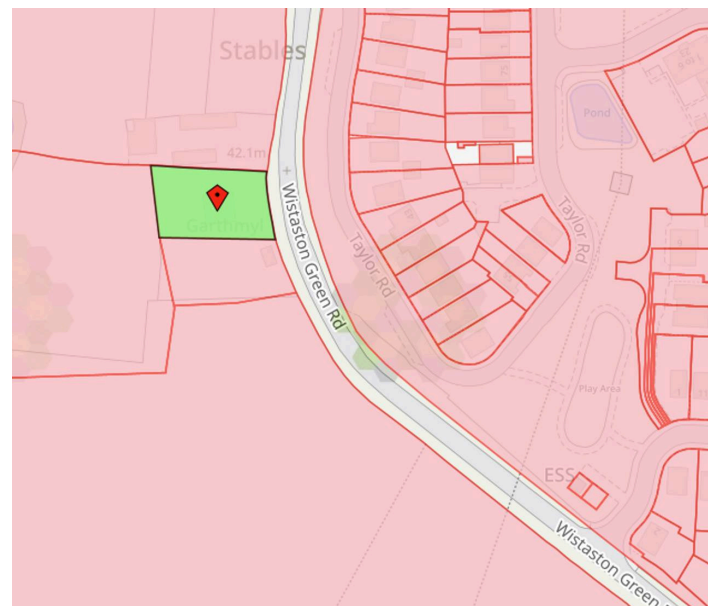
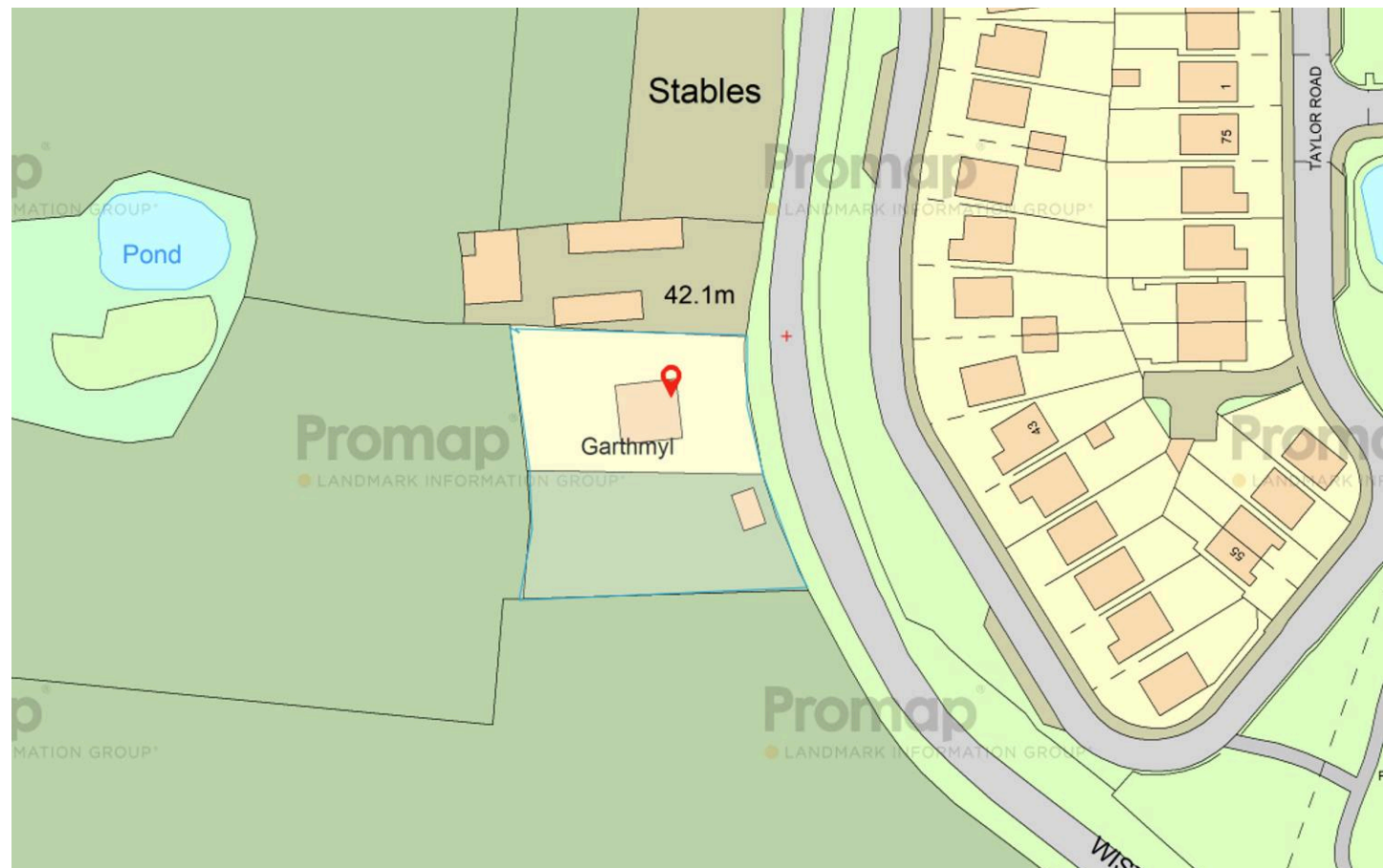
The house is approached over a gravel drive to a car parking and turning area.

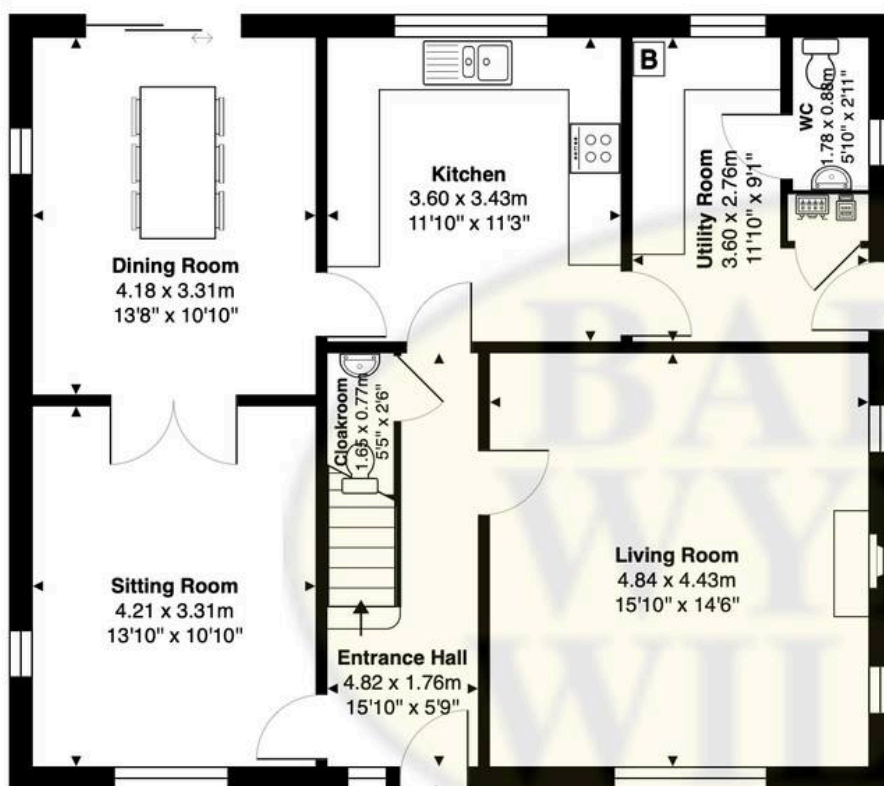
GARDENS AND PADDOCK

The gardens enjoy a Westerly aspect and are lawned with a flagged patio. A 5 bar gate leads to the paddock with oak tree, hedgerow boundaries, timber constructed double shed on a concrete base with full electrics which could also be used as a workshop or stable.

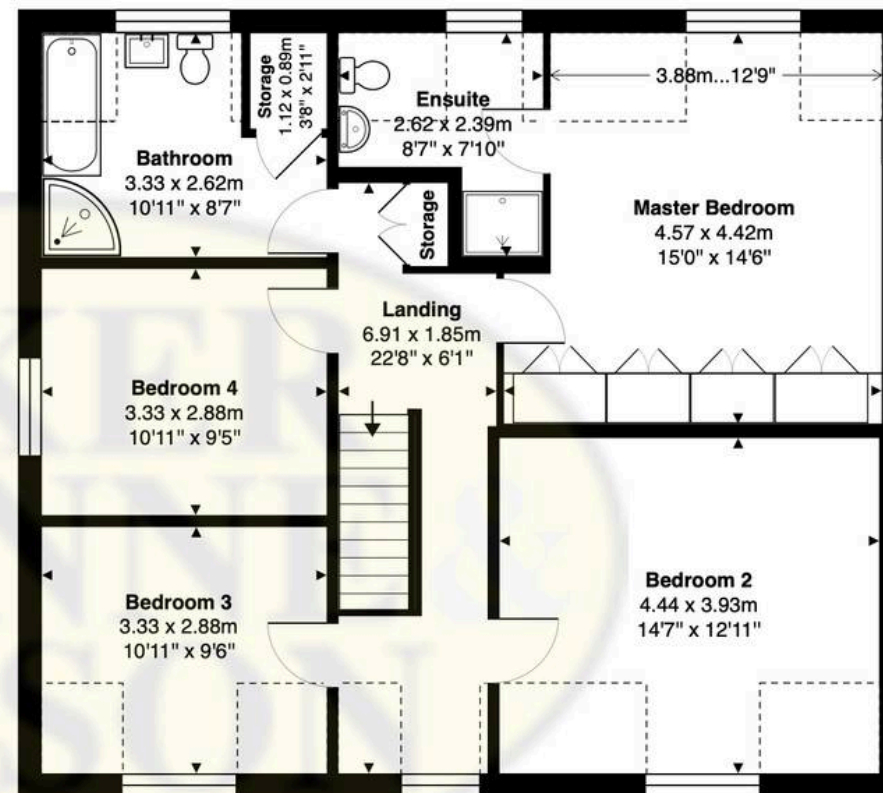
SERVICES

All mains services are connected to the property.





Ground Floor
Floor Area: 83.4 m² ... 898 ft²



First Floor
Floor Area: 85.1 m² ... 916 ft²

GARTHMYL, WISTASTON GREEN ROAD, WISTASTON, CREWE, CHESHIRE, CW2 8SA

Approximate Gross Internal Area: 168.5 m² ... 1814 ft²

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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