Wright Marshall
Estate Agents

'BROOK COTTAGE' | TATTENHALL LANE | TATTENHALL | CHESHIRE | CH3 9NH | GUIDE PRICE £525,000

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An extremely attractive thatched cottage epitomizing the 'chocolate box' ideal of a period country home.

Nestled in a glorious rural location just on the outskirts of Tattenhall there are surrounding far reaching views which are so rare to find enabling buyers to fully immerse themselves into a wonderful country lifestyle. Situated close to both Beeston & Peckforton castles the spectacular vistas over the mature gardens & paddock to the fields and countryside beyond is simply magical and inspiring.

The charming cottage requires a comprehensive scheme of renovation and restoration throughout, both internally & externally.

Briefly comprising; Entrance Hall with exposed timbers & full height ceiling,
Living Dining Room with exposed truss & purlins, wall timbers and stone fireplace supports, Sitting Room, Kitchen Breakfast Room, Inner Hall, Wetroom, Master Bedroom One & Ensuite Shower Room.
First Floor Landing with amazing outlook to the rear, Bedroom Two, Bedroom Three.
Detached Garage / Workshop. Cobbled courtyard / driveway with pretty planting including specimen Roses.
Outstanding cottage style gardens to the side & rear enjoying extensive lawns and richly stocked border featuring shrubs, plants and trees. Pretty rambling Roses, Verbena & Hydrangeas compliment the charming cottage whilst there are paved pathways enabling access around the property.
Timber gated access to both the garden with additional parking space (ideal for motorhome or campervan etc) & timber gated access to the paddock located to the rear of the cottage itself.
There is an exciting opportunity to be had to create a dream forever home in the country which has potential to extend the existing footprint subject to necessary consents & which once fully restored & improved, will be an exceptional residence with breathtaking views.

NO CHAIN

DIRECTIONS

Proceed from Nantwich following the A534 through Burland, Faddiley, Ridley & at the crossroads turn right onto the A49. Proceed through Bunbury Heath & take the left turn into Dean Bank continuing into Chapel Lane then Crimes Lane passing the magnificent Beeston Castle. Follow the road to the left into Wickson Lane & proceed ahead where the road becomes Tattenhall Lane. The property will be observed on the left hand side.

LOCATION - TATTENHALL

The village centre has a number of shops including a post office and butcher. There are three pubs in Tattenhall together with several houses designed in 1927 by the architect Clough Williams-Ellis, famous for creating the Italianate village of Portmeirion in north west Wales. Although agriculture remains an important element of the local economy, tourism has also become more significant. The Ice Cream Farm, owned by Cheshire Farm Ice Cream, is to the north of the village in nearby Newton-by-Tattenhall whilst both Beeston Castle & Peckforton Castle are within the locality also. Both Peckforton Castle & the escarpment of Beeston Castle can be seen from Brook Cottage.

THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL 18'2 x 6'1

LIVING DINING ROOM 20'4 x 13'5

SITTING ROOM 15'10 x 11'4

KITCHEN BREAKFAST ROOM 18'5 x 10'7

INNER HALLWAY 10'1 x 7'8

WETROOM 7'9 x 7'7

MASTER BEDROOM ONE 18'2 x 6'9

ENSUITE SHOWER ROOM 6'9 x 5'6

FIRST FLOOR LANDING (VIEW PICTURED ABOVE)

BEDROOM TWO 11'9 x 11'9

BEDROOM THREE 16'11 x 8'4

EXTERIOR

The property stands in a sublime location surrounded by outstanding fields etc. There are few locations which rival the spectacular vistas the cottage has to offer and certainly for any discerning buyers looking for the epitome of country life. The cottage gardens are a gem with lawns, a plethora of plants, shrubs & trees and rambling Roses. There is additional access to the side of the garden & also gated access to the rear paddock which is an ideal manageable size and ideal for a small pony etc if required. Single garage / workshop to the side & delightful cobbled driveway.

DETACHED GARAGE / WORKSHOP 17'5 x 9'9

EPC RATING: F

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

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

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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

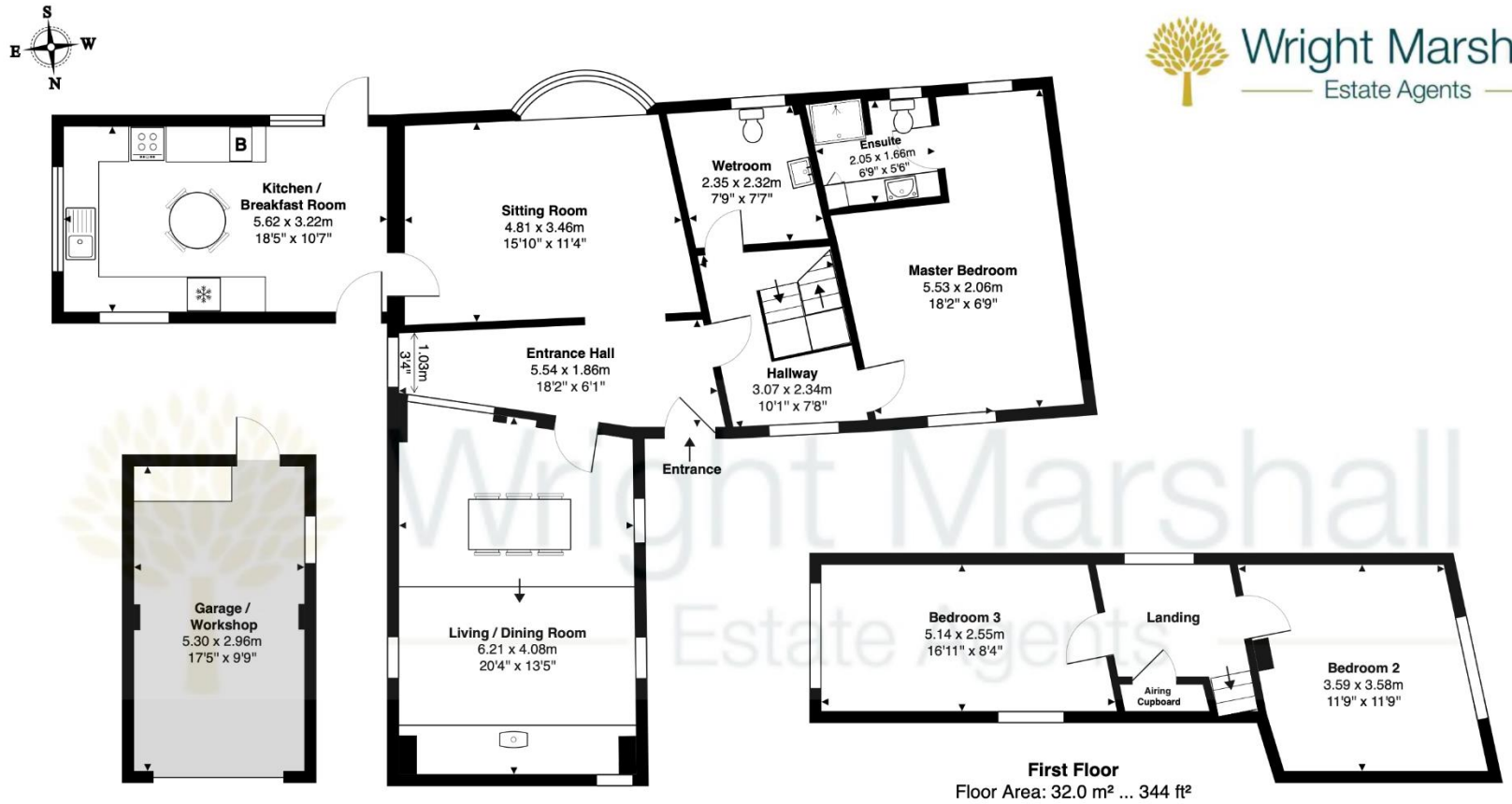
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to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



Garage / Workshop
Floor Area: 15.7 m² ... 169 ft²

Ground Floor
Floor Area: 107.4 m² ... 1156 ft²

First Floor
Floor Area: 32.0 m² ... 344 ft²

BROOK COTTAGE, TATTENHALL LANE, TATTENHALL, CHESTER, CH3 9NH

Approximate Gross Internal Area: 155.1 m² ... 1669 ft² Includes Garage / Workshop

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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