



“Burland Cottage”, Wrexham Road, Burland CW5 8LR

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A most elegant five bedroom detached 1830's Regency period residence standing in exceptional south facing landscaped gardens and established grounds with a paddock to 2.4 acres in a sought after village location nearby to Nantwich affording superbly arrayed and appointed versatile accommodation of significant appeal with a self-contained two storey annex suite. Viewing highly recommended.

- A handsome Grade II listed Regency period residence of exceptional appeal
- In delightful established south facing landscaped gardens and grounds with paddock extending to 2.4 acres
- Situated within Burland village nearby to historic Nantwich
- Extensive driveway, garage and large south facing entertaining patio areas
- Providing spacious, versatile accommodation to 314 sqm
- Five reception rooms, fully appointed luxurious kitchen within the heart of the house with AGA and dining area
- Leisure/garden room, utility boot room, cloakroom, two reception halls and second staircase to first floor annex suite
- Of 1830's period with subsequent additions and recent further extension to provide a superb spacious family home
- Incorporating considerable charm, period features and appeal

#### Agents Remarks

Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and



Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

### Property Details

A pathway to the front of the property leads to a handsome pillared canopy porch with a hardwood door allowing access to:

### Main Reception Hall

A delightful entrance to the property with dual double glazed windows to front elevation, terracotta tiled floor, door to Leisure Room, staircase to annex accommodation and a door and step leads to:

### Open Plan Living Family Dining Kitchen

Beautifully appointed and certainly the heart of the house.

### Kitchen 11' 1" x 20' 3" (3.39m x 6.17m)

With attractive handmade units comprising shaker style cupboards and drawers, granite working surfaces, glazed display cupboards, butler's cupboard and drawers, recessed black gloss five door four oven AGA inset within chimney breast with lighting over, built-in oven and microwave, integrated chef sink, twin enamel sinks, integrated dishwasher, space for American style fridge freezer, peninsular breakfast counter, sectional glazed window overlooking courtyard and driveway, terracotta tiled floor and open access to:

### Dining Room 13' 4" x 10' 10" max (4.07m x 3.30m max)

Delightfully presented with a fitted dresser unit incorporating granite surface with cupboards, drawers and wine racks, double glazed doors to patio overlooking south facing landscaped gardens, terracotta floor and a sectional glazed arched door leads to:

### Lounge 24' 9" max x 18' 10" (7.55m max x 5.75m)

Beautifully appointed with original herringbone Scotch pine floor, dado rail, coved ceiling, marble fireplace incorporating a log burning stove inset within marble surround, original sectional glazed window to side elevation, sectional glazed doors with sectional glazed side panels to either side lead to rear gardens and an original period pine door leads to:



**Music Room 12' 0" x 11' 10" (3.66m x 3.61m)**

A most versatile room with original herringbone Scotch pine floor, sectional glazed leaded bay window to front elevation incorporating secondary double glazing, period cast iron fireplace upon raised quarry tiled hearth, coved ceiling and a pine door leads to:

**Cloakroom**

With WC, vanity wash basin within surround incorporating cupboards beneath, fully tiled walls and floor and a secondary double glazed window.

From the Music Room an open archway leads to:

**Original Reception Hall**

With an enclosed porch to front with full height windows to either side, staircase ascending to first floor, under stairs door with steps descending to cellar, door to Kitchen and a further door leads to:

**Study/Sitting Room 12' 0" x 11' 7" (3.67m x 3.54m)**

Superbly appointed with an original bay window to front elevation with fitted cupboards beneath, exposed brick fireplace upon quarry tiled hearth and within period surround, secondary double glazed window to courtyard elevation and hatch to Kitchen.

From the Hall a staircase ascends to:

**First Floor Landing**

With a secondary double glazed window to front elevation and a door leads to:

**Bedroom Four 12' 0" x 13' 1" max (3.66m x 3.99m max)**

With a secondary double glazed window to front elevation and fitted wardrobe incorporating railing and shelving.

**Bedroom Three 12' 0" x 11' 11" (3.67m x 3.63m)**

With dual aspect secondary double glazed window to front elevation and window to side elevation.

**Bedroom Five 11' 1" x 11' 10" (3.39m x 3.61m)**

With a secondary double glazed window to side elevation and fitted wardrobes incorporating railing and shelving with cupboards over.

**Family Bathroom**

Superbly appointed with a freestanding double ended bath incorporating shower tap stand to side, WC, large walk-in shower cubicle, vanity wash basin within marble surround, fitted cupboard with shelving, window and towel radiator.

**Inner Landing**

With superb storage facilities comprising fitted linen/airing cupboard and a deep cupboard incorporating radiator and access to loft.

**Rear Landing**

With a door to:

**Master Bedroom 13' 4" x 11' 0" (4.07m x 3.36m)**

Beautifully appointed with outstanding aspects over the gardens and countryside beyond, double glazed window, superb range of fitted wardrobes incorporating railing and shelving, fitted dressing table and a door leads to:

**En-Suite Shower Room**

With a large walk-in shower cubicle, tiled walls, porcelain tiled floor, WC, enamel bowl sink upon granite top with cupboards and shelving beneath, towel radiator and window.

**Bedroom Two 9' 11" x 11' 4" (3.01m x 3.45m)**

Enjoying spectacular views over the garden and south Cheshire countryside via a double glazed window.

**Shower Room**

With built-in shower, WC, pedestal wash basin, tiled walls, tiled floor, towel radiator and window.

From the Main Reception Hall a door leads to:

**Garden/Leisure Room 13' 4" x 10' 10" max (4.07m x 3.30m max)**

With full height double glazed windows to three elevations, double glazed doors to extensive paved patio, oak wood block floor, door to deep cloaks cupboard and an arched pine door leads to:

**Utility Room**

Delightfully appointed with base units, plumbing for washing machine, space for freezer, space for fridge, deep Belfast sink, recently installed Worcester oil fired central heating boiler, fitted full bank of units incorporating shelving, two windows, quarry tiled floor and a door leads to:

**Garage 15' 10" x 13' 4" (4.82m x 4.06m)**

With a wealth of fitted shelving and units, light, power and remote controlled electrically operated double doors to front.

From the Main Reception Hall stairs with quarter Landing ascend to:

**Versatile Annex Living Space 13' 5" max x 14' 4" (4.08m max x 4.37m)**

With partially vaulted ceiling, eaves window to rear elevation providing lovely south facing aspects over the garden and countryside beyond, eaves storage cupboard to front and rear and a door leads to:

**Annex Bedroom 15' 1" x 13' 1" (4.60m x 3.98m)**

A first class, versatile space with partially vaulted ceiling, beams, window to west elevation and a door leads to:

**Annex En-Suite**

With a panelled bath incorporating shower over, WC, pedestal wash basin, towel radiator, hayloft window to south elevation and a door to illuminated linen store with shelving.

**Cellar**

11' 4" x 11' 8" (3.45m x 3.56m)

**Externally**

The gardens and grounds to Burland Cottage are simply stunning and extend to 2.4 acres overall. The extensive lawned gardens enjoy an abundance of mature specimen plants, trees and shrubs and benefit from wonderful south facing aspects with far reaching rural views over countryside. The gardens incorporate raised vegetable beds, a greenhouse, timber garden chalet and a five-bar gate at the rear allows access to an enclosed grassed paddock.

**Tenure**

Freehold.

**Services**

Oil-fired central heating boiler, mains water, mains electricity and waste processing unit (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, turn left at Acton Church along Wrexham Road towards Wrexham. Continue into Burland Village and the property is on the left hand side 200 yards before the canal bridge.



Ground Floor



First Floor





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