



64 PIT LANE | HOUGH | NANTWICH | CHESHIRE | CW2 5JH | £600,000



Nestled in the charming semi rural village of Hough, this delightful incredibly well proportioned two bedroom detached dormer bungalow presents a tremendous opportunity for those seeking a tranquil lifestyle. With two well-proportioned bedrooms and two bathrooms, this property is ideal for buyers looking for a peaceful retreat yet with the convenience of facilities within easy reach. One of the standout features of this home is its unique and discreet location, which adjoins superb open fields to the rear. This not only offers stunning views but also provides a sense of privacy and connection to nature, making it a perfect spot for relaxation and outdoor activities. The expansive grounds surrounding the property create a serene atmosphere, allowing you to enjoy the beauty of the countryside right at your doorstep.

The accommodation briefly comprises; Entrance Porch, Entrance Hall, Living Room, Garden Room, 'L' Shaped Dining Room with Study Area, Kitchen Diner, Utility Room, Master Bedroom One with Walk in Dressing Area & Ensuite Shower Room, Bedroom Two, Bathroom. First Floor; Room One & Room Two with delightful views over the surrounding gardens and landscape beyond.

The bungalow though superb in its current presentation also boasts immense scope for further development, particularly with the potential to extend into the loft space to create additional accommodation.

This flexibility allows you to tailor the home to your specific needs, whether that means creating additional bedrooms, a home office, or a spacious entertainment area. A spectacular feature is the quadruple detached brick garage / workshop (31'1 x 18'9) which is ideal for use as a garage, potential home office or perhaps even ancillary accommodation (STPP). Access to the property is via a private driveway, ensuring a sense of exclusivity and security. This feature, combined with the peaceful surroundings, makes it an ideal choice for those looking to escape the hustle and bustle of city life while still being within reach of local amenities. In summary, this bungalow offers a rare opportunity to acquire a home in a picturesque setting, with the potential for expansion and the luxury of open fields at your back. It is a must-see for anyone looking to invest in a property that combines comfort, privacy, and the beauty of the Cheshire countryside.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From the Agent's Nantwich office proceed along Hospital Street. At the 2nd traffic island by Churches Mansion, proceed straight across into London Road (A51). Follow the road, continuing through the traffic lights and at the next major traffic island take the 4th exit off, signposted Shavington. Continue along Newcastle Road, passing 'The Elephant & Castle' public house to the traffic lights. Continue ahead towards Hough. Turn right into Pit Lane & the property will be observed on the right hand side (numbered) with the driveway leading round to the property.

HOUGH

Situated within a short distance from Hough Common juts off the A500, on the fringe of the village, close to open countryside and the M6 Motorway at Jct 16. The property is well situated being only a few minutes drive from the centres of Nantwich & Crewe, both offering an excellent range of shopping & educational facilities. Nantwich has a railway station on the Crewe/Shrewsbury line and Crewe offers hourly services to London (Euston under 2 hours). The M6 Motorway makes the property ideal for anyone looking for good national communications and yet with the benefit of living in lovely surroundings.

NEARBY SHAVINGTON

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: 01270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01270 661305. The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. 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 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE PORCH 6'5 x 6'5

ENTRANCE HALL 13'5 x 7'4





LIVING ROOM 16'11 x 14'5

GARDEN ROOM 13'4 x 6'11





'L' SHAPED DINING ROOM WITH STUDY SPACE

DINING AREA 13'7 x 8'9

STUDY AREA 9'11 x 9'9





KITCHEN DINER 20'2 x 11'11

UTILITY ROOM 12'10 x 6'10





MASTER BEDROOM ONE 20'4 x 10'2

ENSUITE SHOWER ROOM 9'2 x 4'3

WALK THROUGH DRESSING AREA





BEDROOM TWO 11'11" x 10'11"

BATHROOM 8'5" x 6'0"



FIRST FLOOR LOFT ROOMS (RESTRICTED HEAD ROOM)

ROOM ONE 31'5" x 9'2"

ROOM TWO 12'6" x 9'4"



EXTERIOR

The property stands in a sublime discreet location surrounded by outstanding fields with a South Westerly aspect. There are few locations which rival the joyous location and spectacular vistas the property has to offer over fields to the rear and certainly for any discerning buyers looking for the epitome of semi rural village life the tremendous home certainly stands in a glorious tranquil spot. Approached over an extensive private driveway opening to a large turning & parking forecourt. There are attractive clipped evergreen shrubs to the front and painted wrought iron side railings & gate opening into the large lawned garden with various fruit trees. A generous paved entertaining patio with stone balustrade edging provides the perfect location to rest, relax & entertain. In all the gardens are an absolute delight.

QUADRUPLE DETACHED GARAGE / WORKSHOP 31'1" x 18'9"

EPC RATING: D

COUNCIL TAX BAND: E



SERVICES

All mains water, gas, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating. 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.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

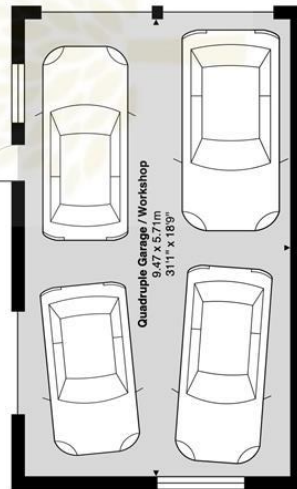
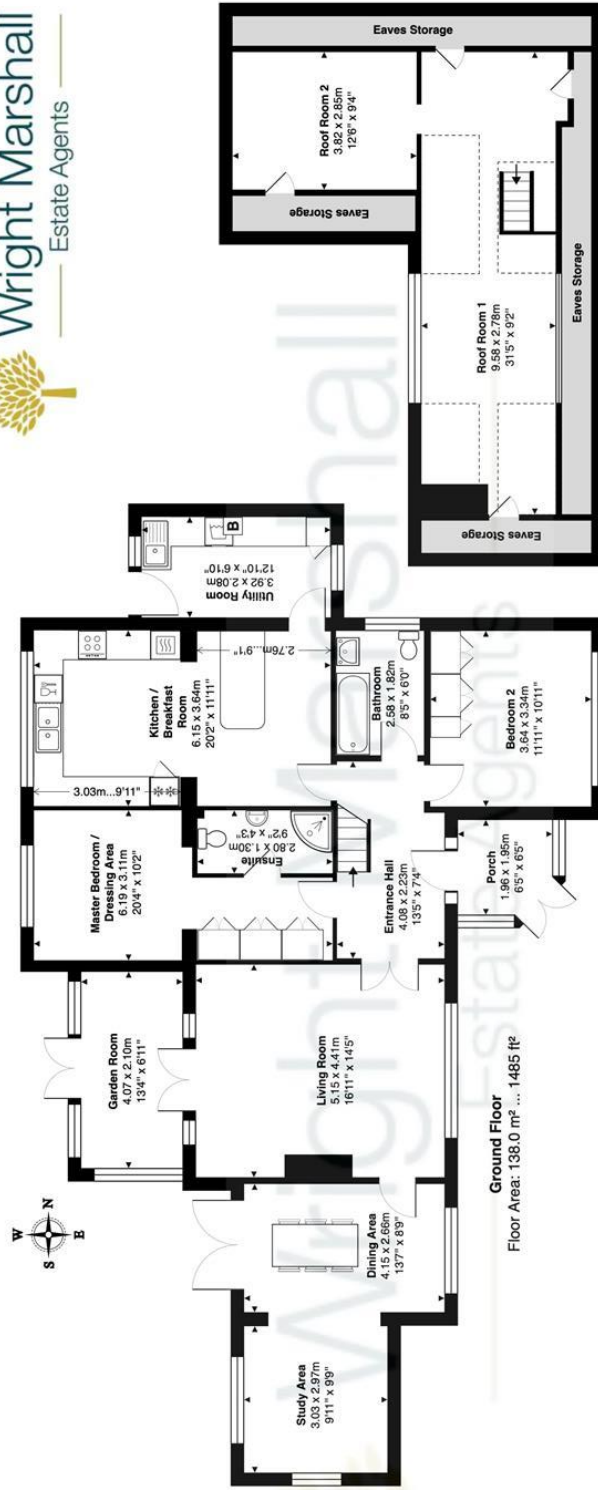
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.









Quadruple Garage / Workshop
Floor Area: 52.1 m² ... 561 ft²

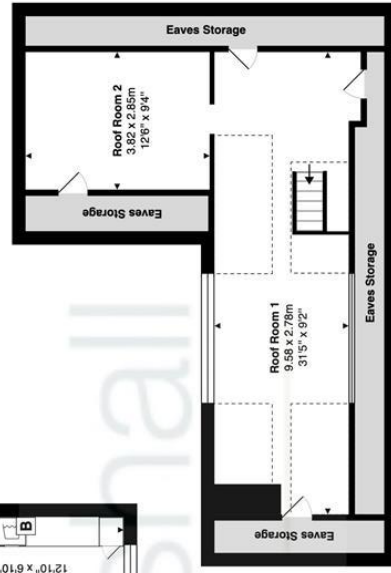
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Approximate Gross Internal Area: 228.2 m² ... 2,456 ft² (Including Quadruple Garage / Workshop, excluding eaves storage)

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.

Floor plan produced by Leon Sanceuse from Green House EPC 2025. Copyright.

Roof Room
(Excludes Eaves Storage)
Floor Area: 38.1 m² ... 411 ft²



Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk