



Aston House Farmhouse
Wrenbury Road, Aston, Nantwich, Cheshire, CW5 8DQ

Aston House Farmhouse

Wrenbury Road, Aston, CW5 8DQ

Guide Price - £250,000

TO BE SOLD BY ONLINE AUCTION - Please register your interest and review the legal pack at www.rostons.co.uk

An appealing, spacious Grade II listed farmhouse in a prominent village location. Aston House Farmhouse comprises a spacious 5-bedroom house with 4 reception rooms and adjoining brick outbuilding and lawned garden to front and side elevations. The house is Grade II listed and dated 1662. The property is built of brick under a tiled and slate roof with the original section in black and white. Vehicle parking is in the enclosed courtyard, accessed between the two roadside brick buildings.

Aston is a delightful rural hamlet with a cricket ground and renowned Bhurtpore Public House. The village of Wrenbury is within easy travelling distance which has its own Doctors Surgery, Railway Station, Post Office, General Store and Primary School. The nearby historic market town of Nantwich has extensive shopping and leisure facilities with both Junior and Secondary Schools. Easy access to the M6 motorway.

APPROXIMATE DISTANCES

The property is located 4.5 miles southwest of Nantwich and 7 miles northeast of Whitchurch.

DIRECTIONS

Sat Nav CW5 8DQ

What3words ///competing.clipped.complies





Family Room



Reception Hall



Dining/Breakfast Room



Sitting Room

ACCOMODATION

The property is approached from the road, via a wrought iron gate and brick pathway leading to front door. Front door with glazed upper panels.

RECEPTION HALL

Exposed beams and wooden panelling.

SITTING ROOM

Brick fireplace with brick hearth and wooden mantle. Exposed beams, aspects over the front garden.

FAMILY ROOM

Brick fireplace with tiled hearth and timber mantle. Recess alcove shelving. Television aerial point, electric storage heater, aspects over the front garden.

INNER HALLWAY

Staircase to first floor accommodation.



Kitchen

DINING/BREAKFAST ROOM

Brick fireplace with quarry tiled hearth and timber mantle. Exposed beams. Two walk-in storage cupboards and understairs storage cupboard. Electric storage heater and aspects to the front garden.

KITCHEN

Comprehensive range of wall and base units, wood effect work surfaces, part tiled walls. Shelving to recess, spaces for cooker and fridge, stainless steel single drainer sink unit with mixer tap. Exposed beams and tiled floor, aspects over the front garden. Half glazed door to the rear.

REAR ENTRANCE PORCH

Cloakroom with low level W.C, wall mounted electric storage heater.

UTILITY ROOM

Belfast sink, space and plumbing for washing machine, space for fridge and chest freezer. Brick floor.

DOOR TO WORKSHOP

Exposed beams to ceiling, staircase to mezzanine floor.

CELLAR

Stone steps down to the cellar. Brick floor with exposed beams to the ceiling.

RECEPTION HALL LEADS TO A SMALL INNER HALL

Walk-in under stairs storage cupboard.

STUDY

Exposed beams to ceiling, half glazed door to rear garden.



Study



Inner Hall

INNER HALLWAY

Staircase to first floor accommodation.
Exposed beams. Staircase up to attic.

ATTIC ROOM/STORAGE ROOMS

There is a large attic space.

BATHROOM

Suite comprising panelled bath with mixer tap with Mira shower above and shower screen. Pedestal wash hand basin, low level W.C. built in airing cupboard with hot water cylinder, chrome electric heated towel rail, electric storage heater, extractor fan, wall mounted light. Exposed beams and window to rear.

INNER HALLWAY

Exposed beams.

BEDROOM 1

Exposed beams, aspects to the front garden.

BEDROOM 3

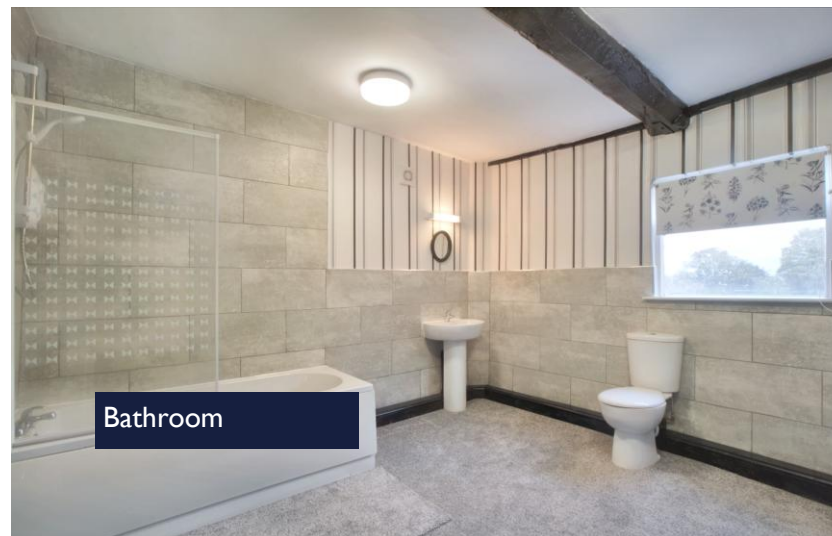
Exposed beams to ceiling, aspects over the front garden.

DOOR FROM THE LANDING TO FURTHER LANDING AREA

Electric storage heater, window with aspects to the rear. Access hatch to loft space.

BEDROOM 2

Electric storage heater and aspects to the front garden.



CLOAKROOM

With low level W.C. window to the rear.

BEDROOM 5

Walk-in storage cupboard with hot water cylinder.

BEDROOM 4

With aspects to front garden.

STEPS LEADING TO BATHROOM 2

Panelled bath, fully tiled shower cabinet with Mira shower, wash hand basin with cupboard beneath, wall mounted heated towel rail, fully tiled walls, extractor fan, tiled floor, electric storage heater and aspects to rear.

STAIRCASE DOWN TO INNER HALLWAY

Leading to the dining room.

EXTERNALLY

To the side of the property, a driveway leads to the rear with concrete yard. Attached to the farmhouse is a brick single garage with up and over door, light and power, personal door to the side, ladder to loft space above.

OUTBUILDINGS

To the rear of the property there is a brick built workshop with attached pig sty. Brick built implement store, corrugated iron and brick building, currently used as log store. Further brick built storage shed and coal shed.

FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

GARDEN

The garden to the front of the property is principally laid to lawn with flower borders. The garden to the side of the property is again principally laid to lawn, with flower borders and well fenced boundary. Patio area adjacent to the study, further flagged area with two greenhouses and wooden garden shed, with a potential vegetable plot to the rear. Wrought iron gate and pergola lead from the side garden to the rear of the property.

SERVICES

Mains water, electricity and sewage.

COUNCIL TAX

Council Tax Band F

EPC

Band G



VIEWINGS

We ask that all viewings of the property are made by prior appointment with the selling agents, by calling the office 01829 773000.

RIGHT OF ACCESS

Access is to the rear parking area and is over a shared driveway, depicted A-B on the plan. It is used by agricultural traffic from time to time and is in the short term by developers of the new builds and barn adjacent to the road. There is also a right of access over shared driveway, depicted C-F on the plan.

MONEY LAUNDERING

AML Regulations - we are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email

from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all

statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

BUYERS FEES

The successful purchaser(s) will pay the sum of £4,000 plus VAT at the end of the auction.



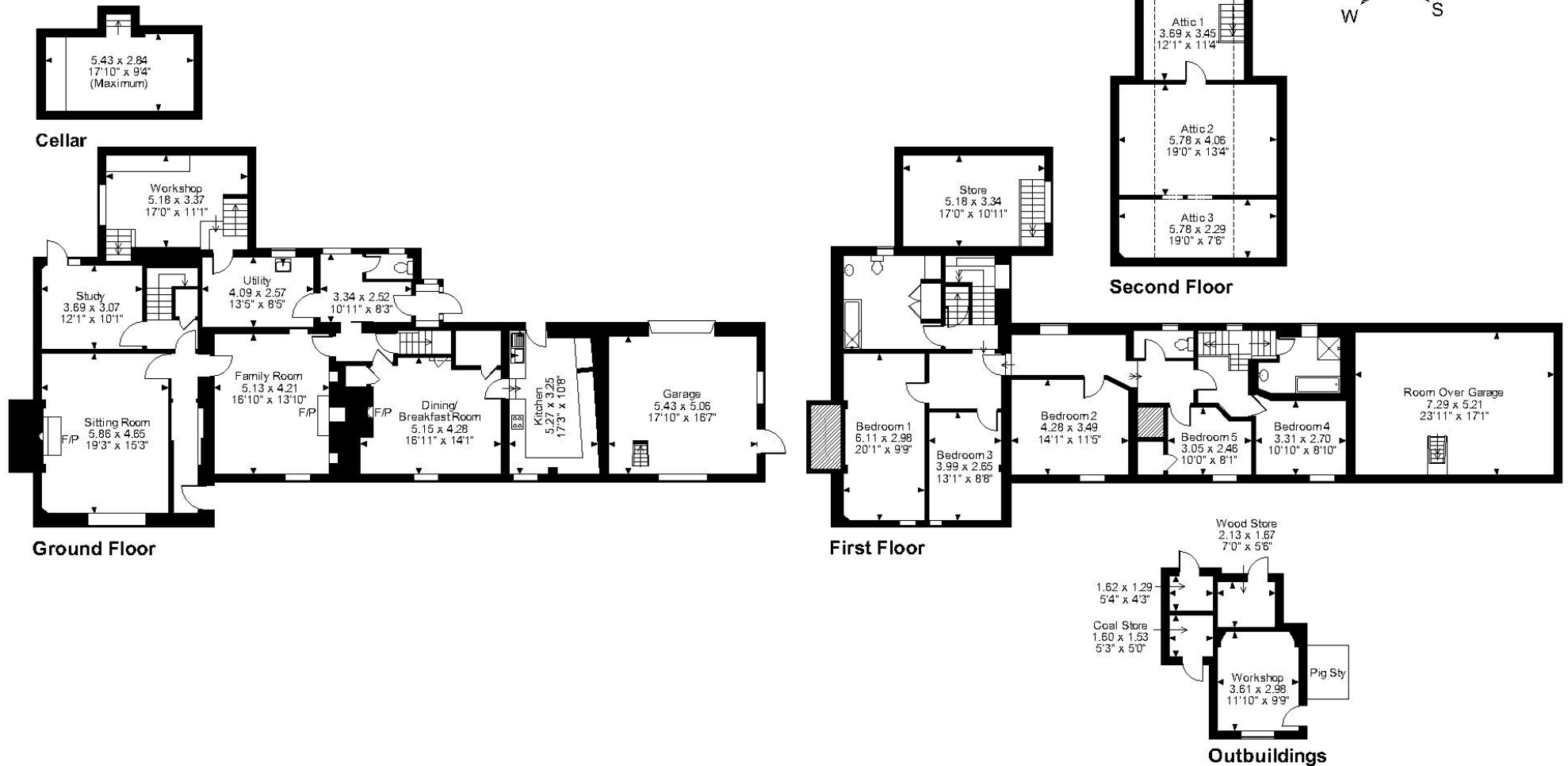
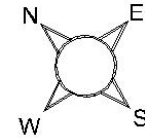
Aston House Farm, Wrenbury Road, Aston, Nantwich

Approximate Gross Internal Area

Main House = 3763 Sq Ft/350 Sq M

Garage = 705 Sq Ft/65 Sq M

Outbuildings = 213 Sq Ft/20 Sq M



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU
 Tel: 01829 773000 | Email: residential@rostons.co.uk
www.rostons.co.uk

Rostons  **VILLAGE & COUNTRY HOMES**
 01829 773000 | www.rostons.co.uk