



Weaver View, Back Coole Lane, Aston - CW5 8DS

Guide Price £350,000



in association with



Weaver View, Back Coole Lane

Aston, Nantwich

A CHARMING, DOUBLE FRONTED, SEMI DETACHED COTTAGE REQUIRING MODERNISATION, IN A WONDERFUL GARDEN SETTING WITH OPEN VIEWS OVER SURROUNDING COUNTRYSIDE, THREE MILES FROM AUDLEM
DESCRIPTION

Weaver View comprises a semi detached cottage, constructed of brick under a slate roof. The original cottage probably dates back to the mid 19th century and was enlarged in the late 1970's.

Having plenty of curb appeal, the cottage is approached through five bar gates over a tarmacadam drive leading to a gravel car parking and turning area. While in need of modernisation the property offers the prospective purchaser the opportunity to create an ideal family and entertaining environment.

The generous grounds are screened by mature shrubs and trees providing a peaceful garden idyll enjoying superb views over the surrounding farmland. The cottage and gardens extend to about .60 of an acre. See enclosed plan for identification purposes only.

LOCATION & AMENITIES

Weaver View is situated between the villages of Aston and Audlem in an attractive rural setting. The sought after village of Audlem caters for daily needs with local co-operative store, general store/newsagent, dry cleaners, butchers, flower shop, two restaurants, cafe, three public houses and a medical centre. Nantwich (6.5 miles) offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets.



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Aston, Nantwich

Crewe station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes), the M6 motorway (junction 16) is 11 miles. Chester 18 miles, Stoke-on-Trent 20 miles, Manchester and Liverpool 40 miles.

DIRECTIONS

From Nantwich, head South on the A530 past the lake, towards Aston. In about 5 miles turn left in the centre of Aston at the crossroads into Sheppenhall Lane. Proceed for 1.2 miles, turn left into Back Coole Lane heading towards Audlem, proceed for 450 yards and the cottage is located on the right hand side.



SUMMARY

Entrance Porch, Entrance Hall, Living Room, Kitchen open to Dining Room, Rear Porch, Landing, Two Double Bedrooms, Bedroom 3/Study, Bathroom, uPVC Double Glazed Windows, Solid Fuel Central Heating, Double Garage, Store, Workshop, Gardens. About .60 of an acre.

ENTRANCE PORCH

ENTRANCE HALL

13' 8" x 4' 11" (4.17m x 1.50m)

Beamed ceiling.

LIVING ROOM

25' 9" x 10' 11" (7.85m x 3.33m)

Working fireplace with raised slate hearth, two double glazed bow windows to the front, double glazed window to the side, wall light, picture light, beamed ceiling.

KITCHEN/BREAKFAST ROOM

19' 4" x 14' 0" (5.89m x 4.27m)

Solid fuel Rayburn Range for cooking, central heating and domestic hot water, stainless steel twin sink with cupboards and drawers under, floor standing cupboard and drawer units with tiled worktops, wall cupboards, quarry tiled floor, open to dining area.

DINING AREA

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed bow window to side, window to rear porch.

REAR PORCH

7' 10" x 5' 3" (2.39m x 1.60m)

Double glazed window, door, quarry tiled floor.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

13' 11" x 6' 4" (4.24m x 1.93m)

Cylinder and airing cupboard, access to loft.



**BAKER
WYNNE &
WILSON**

BEDROOM NO. 1

17' 7" x 10' 10" (5.36m x 3.30m)

Three double glazed windows.

BEDROOM NO. 2

13' 11" x 11' 2" (4.24m x 3.40m)

BEDROOM/STUDY

10' 8" x 5' 0" (3.25m x 1.52m)

BATHROOM

11' 1" x 8' 9" (3.38m x 2.67m)

Coloured suite comprising panel bath with Triton shower above, low flush W/C and pedestal hand basin.

OUTSIDE

A flagged, part walled, courtyard garden with tap. Brick built tiled roof STORE 9'9" x 7'0" . Brick built, tiled roofed DOUBLE GARAGE 17'4" x 16'1" two pairs of double doors, personal door, double glazed window, porthole window. Timber constructed, corrugated asbestos roofed WORKSHOP 19'8" x 11'8".

GARDENS AND GROUNDS

The gardens extend to the front, side and rear of the property. A brook forms the natural Eastern boundary. The gardens are extensively lawned with specimen trees, shrubs and mature trees.



SERVICES

Mains water and electricity. Septic tank drainage. If the septic tank system requires updating/replacement, it is assumed that prior to offers being made, associated costs have been considered and are the responsibility of the purchaser. Interested parties are advised to make their own investigations. No further information will be provided by the selling agents.

TENURE

Freehold.

COUNCIL TAX

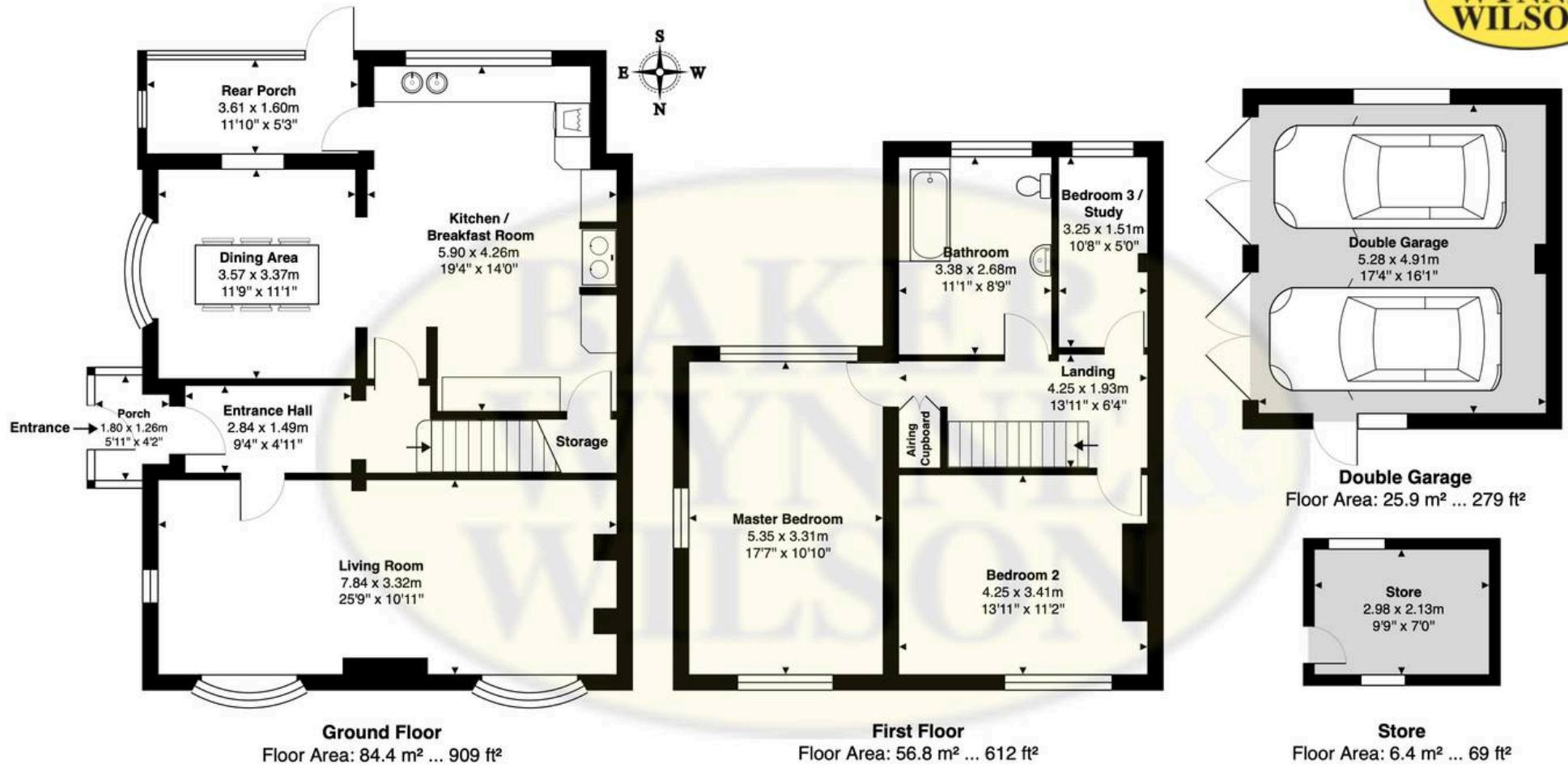
Band E.

VIEWINGS

By appointment with Baker, Wynne & Wilson.







WEAVER VIEW, BACK COOLE LANE, ASTON, NANTWICH, CHESHIRE, CW5 8DS

Approximate Gross Internal Area: 173.6 m² ... 1868 ft² Includes Double Garage & Store

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.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.