



“The Old School House”, School Lane, Marbury SY13 4LJ



A simply charming three bedroom semi-detached period house of exceptional character and appeal providing wonderfully appointed accommodation and standing in a lovely rural village location with delightful established landscaped gardens and walled courtyard. Viewing recommended.

- A delightful conversion of a former period school
- Set within wonderful established walled gardens within the picturesque village of Marbury in South Cheshire
- Impeccably appointed throughout to a superb complimentary standard
- Incorporating impressive original period features of character and appeal
- Providing charming accommodation in wonderful surroundings
- Exposed wood block floors, period fireplaces, high ceilings
- Reception hall, lounge and dining room with garden room off
- Kitchen, utility room and cloakroom
- Three first floor bedrooms and bathroom
- Viewing highly recommended

Agents Remarks

As the name suggests, this charming Victorian period house was originally the Headmaster's House which was attached to the school classrooms and converted into 2 cottages many years ago to a sympathetic standard. Great care was taken to retain its original character and some features. Situated within the picturesque south Cheshire village of Marbury, with it's charming Church overlooking the mere, is a lovely rural village with a vibrant community and also benefits from the recently refurbished, award winning gastro pub The Swan. It is also well positioned for commuting in any direction with both Chester and Shrewsbury in easy travelling distance.

Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

A five-bar gate within gate pillars allows access over an entrance driveway that stands to the front of the property providing parking and



continues to the side to further gates allowing access to the rear gardens. A tiled pitched porch with a handsome door allows access to:

Reception Hall

A delightful entrance to the property with a stunning staircase ascending to first floor galleried landing, high ceilings, parquet wood block flooring and a door leads to:

Under Stairs Cloakroom

With wash basin, WC and deep understairs storage cupboard incorporating railing and shelving.

From the Reception Hall a door leads to:

Lounge 13' 0" x 15' 0" (3.95m x 4.58m)

An outstanding reception room enjoying lovely aspects to the front, high ceiling, high quality oak effect flooring, handsome period cast iron fireplace within attractive surround and coved ceiling.

From the Reception Hall a door leads to:

Dining Room 14' 3" x 11' 3" max (4.34m x 3.44m max)

Gloriously appointed with lovely rural aspects, parquet wood block flooring, coved ceiling and sectional glazed doors lead to:

Conservatory/Garden Room 9' 2" x 9' 10" (2.79m x 3.00m)

A superior room enjoying superb aspects over the gardens and countryside in the distance.

From the Dining Room a sectional glazed door leads to:

Kitchen 14' 3" x 8' 2" (4.34m x 2.48m)

Complimentary to the style and period of the house with attractive base and wall mounted units, butchers block working surfaces, Belfast sink, built-in electric oven, hob with filter canopy over, lovely aspects over the courtyard, sectional glazed stable door to courtyard, tiled flooring and a step ascends to:

Inner Hall

A great pantry store with railing and shelving and access to:

Laundry Area

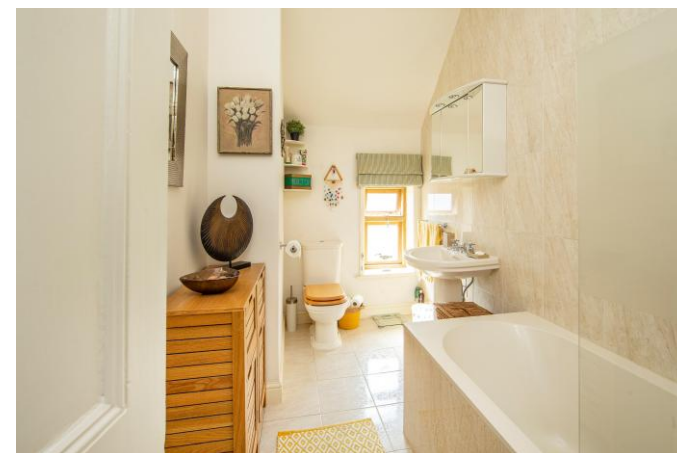
With plumbing for washing machine, rooflight and oil fired central heating boiler.

First Floor Galleried Landing

With lovely far reaching views and a door leads to:

Bedroom One 13' 0" x 15' 0" (3.95m x 4.58m)

With beautiful countryside views, attractive oak flooring, fitted wardrobes and cast iron fireplace.



Bedroom Two 13' 1" x 11' 3" (3.99m x 3.44m)

With lovely aspects and a partially vaulted ceiling.

Bedroom Three 13' 1" x 6' 7" (3.99m x 2.00m)

A further double bedroom with exposed high quality oak effect flooring, views over the gardens and airing cupboard.

Bathroom

With a tiled panelled bath incorporating shower over, pedestal wash basin, WC, tiled flooring and fully tiled wall.

Externally

The property benefits from wonderful aspects, extensive paved courtyard area within walling and steps ascend to a picket gate allowing access to a glorious landscaped lawned garden with an abundance of mature plants trees and shrubs. The garden benefits from a central circular feature, gravel path and greenhouse.

Tenure

Freehold.

Services

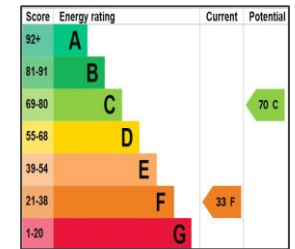
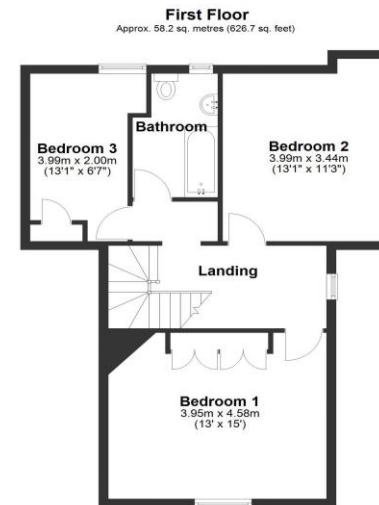
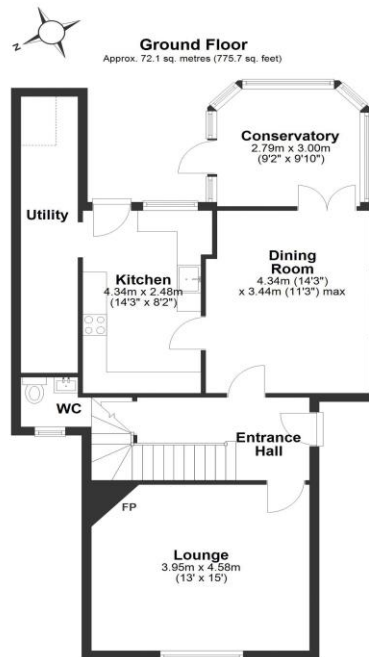
Oil fired central heating, mains water, electricity and drainage (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Welsh Row and turn left onto Marsh Lane. Continue along Marsh Lane to the village of Wrenbury and turn left by the Church along New Road. Continue along New Road onto Wrenbury Road into Marbury Village. Turn right at the renowned Swan Inn Gastro pub and right again into School Lane where the property is situated on the right hand side.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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