



"Parklyn", Audlem Road, Hankelow CW3 0JE

**CHESHIRE
LAMONT**



An exquisite semi-detached period bay fronted cottage of exceptional quality and appeal with delightful private landscaped gardens enjoying views over open countryside providing simply lovely spacious accommodation of immense style and design in a most sought after location within Hankelow and nearby to Nantwich and Audlem. Viewing highly recommended.

- A charming semi-detached bay fronted period cottage
- Of exceptional design, character and appeal
- In a fine location within Hankelow village and bordering open countryside
- Providing impeccably presented accommodation incorporating delightful features
- Beautifully appointed private landscaped rear gardens with garden gazebo and extensive terracing
- Reception hall, dual aspect lounge with bay and snug/sitting room
- Fully appointed open plan dining kitchen with utility area and cloakroom
- Master bedroom with en-suite, three further bedrooms and bathroom
- Viewing highly recommended

Agents Remarks

Parklyn is a truly delightful period cottage of impeccable design and appeal and stands within the highly sought after village of Hankelow between the historic village of Audlem which offers all the requisites of village life and the thriving market town of Nantwich. 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

The property is set back from the road behind brick pillared gates which allow access to a pebbled entrance drive that provides



excellent parking facilities and a stone paved approach leads to a covered pillared canopy porch and a period panel door with glazed side panel allows access to:

Reception Hall 11' 4" x 8' 2" (3.46m x 2.498m)

A lovely entrance to the property with a spindle staircase with half landing ascending to first floor, under stairs cupboards, fitted cloaks cupboard, radiator, beamed ceiling and a sectional glazed door leads to:

Snug/Sitting Room 11' 6" x 10' 11" (3.51m x 3.33m)

An attractive room with a deco style cast iron fireplace, beamed ceiling, double glazed window to front elevation, two wall light points, fitted shelving and radiator.

From the Reception Hall a sectional glazed door leads to:

Open Plan Dining Kitchen 22' 5" x 11' 1" (6.83m x 3.37m)

Beautifully appointed with stunning range of shaker style base and wall mounted units, attractive granite working surfaces, pantry cupboard, built-in wine rack, kitchen range with filter canopy over, part tiled walls, tiled flooring, recessed ceiling lighting, uPVC double glazed window to front elevation, uPVC double glazed doors to rear elevation enjoying lovely views over the gardens, oak door to Living Room and open access leads to:

Utility/Boot Room 13' 2" x 10' 11" (4.01m x 3.32m)

With a superb range of shaker style base and wall mounted units, quartz working surfaces, twin Belfast sink with mixer tap, part tiled walls, tiled flooring, integrated dishwasher, integrated washing machine, integrated fridge and freezer, implement cupboard, double glazed windows to rear elevation providing fine views, partially vaulted ceiling incorporating Velux window, recessed ceiling lighting and an Oak door leads to:

Rear Hall

With a uPVC double glazed door to outside and an oak door leads to:

Cloakroom 6' 2" x 4' 0" (1.88m x 1.22m)

With WC, wall mounted wash basin, part tiled walls, and radiator. From the Dining Kitchen an oak door leads to:

Living Room 20' 6" x 12' 3" (6.25m x 3.74m)

A stunning principal reception room providing stunning aspects via a uPVC double glazed box bay window to front elevation and full height uPVC double glazed window to rear elevation, recessed chimney breast incorporating a clearview wood burning stove upon slate hearth, radiator and wall light points.



First Floor Landing 11' 11" x 11' 0" (3.63m x 3.36m)

Beautiful partially vaulted landing incorporating original ceiling beams, uPVC double glazed window to side elevation, radiator, steps to inner landing and an oak door leads to:

Bedroom Three 11' 5" x 10' 10" (3.47m x 3.31m)

With a vaulted ceiling incorporating original beams, radiator, uPVC double glazed window to front elevation, cast iron fireplace and original painted floor.

Inner Landing

With a uPVC double glazed window to front elevation, oak doors to airing cupboard incorporating pressurised cylinder system and an oak door leads to:

Bedroom Two 12' 10" x 10' 10" (3.92m x 3.30m)

With two uPVC double glazed windows to rear elevation providing lovely aspects over the gardens, radiator, access to loft and wall light points.

From the Inner Landing an oak door leads to:

Principal Bedroom 17' 10" x 12' 3" (5.44m x 3.73m)

A stunning room commanding beautiful aspects over the gardens and west facing countryside, uPVC double glazed hayloft window to gable elevation, full height uPVC double glazed door to Juliet balcony, uPVC double glazed window to front elevation, radiators, access to loft and an oak door leads to:

En-Suite Shower Room 7' 1" x 4' 4" (2.15m x 1.32m)

With a shower cubicle, pedestal wash basin, WC, chrome radiator, uPVC double glazed window and part tiled walls.

From the Inner Landing an oak door leads to:

Contemporary Bathroom 9' 8" x 7' 10" (2.95m x 2.39m)

Impeccably appointed to a stunning standard with a freestanding claw and ball double ended roll top bath incorporating central taps, enamel wash basin within vanity incorporating cupboards beneath, WC, large walk-in corner fitted shower cubicle, part tiled walls, tiled flooring, tall column radiator, uPVC double glazed window and recessed ceiling lighting.

Externally

The property benefits from stunning lawned gardens, delightfully established with an extensive full width Indian stone paved patio bordered by stone topped Cheshire brick walling and a stone path ascends to a further Indian stone paved patio area with a beautiful



wood framed covered entertaining and al fresco dining area. The gardens enjoy an abundance of flowerbeds and borders with plants, trees and shrubs and extend to a post and rail fence at the rear with a gate allowing access to open fields and countryside enjoying outstanding far reaching views. The property further benefits from a vegetable bed and a propagation cabin.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Wellington Road, into Audlem Road and continue towards Audlem. Enter Hankelow village and the property is located on the right hand side.



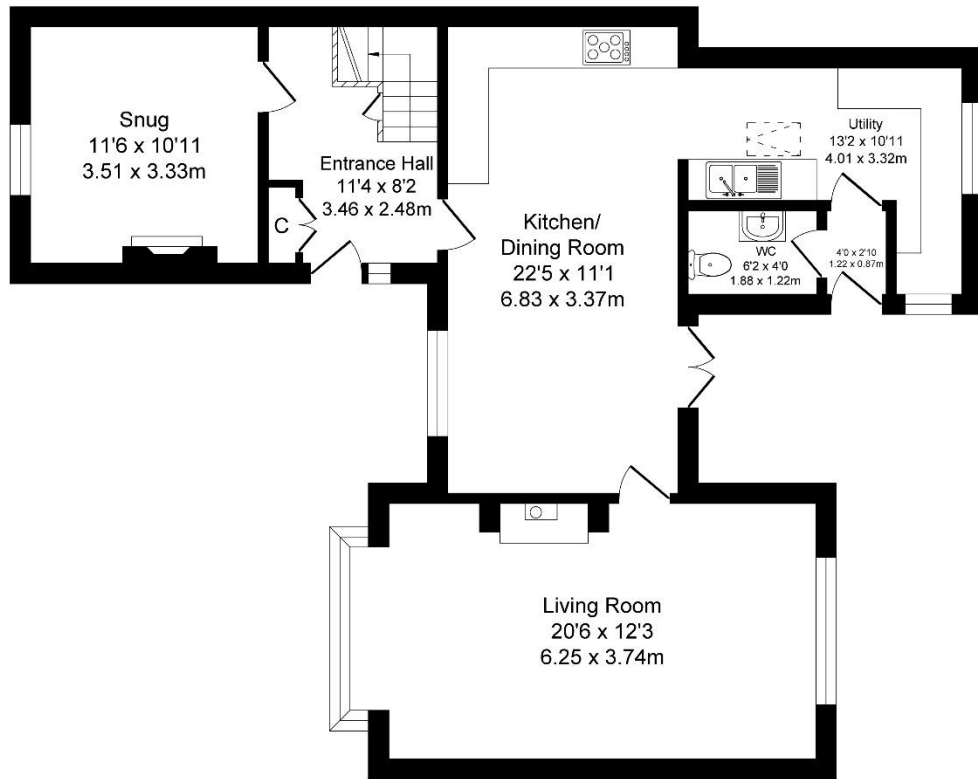
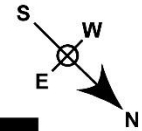
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



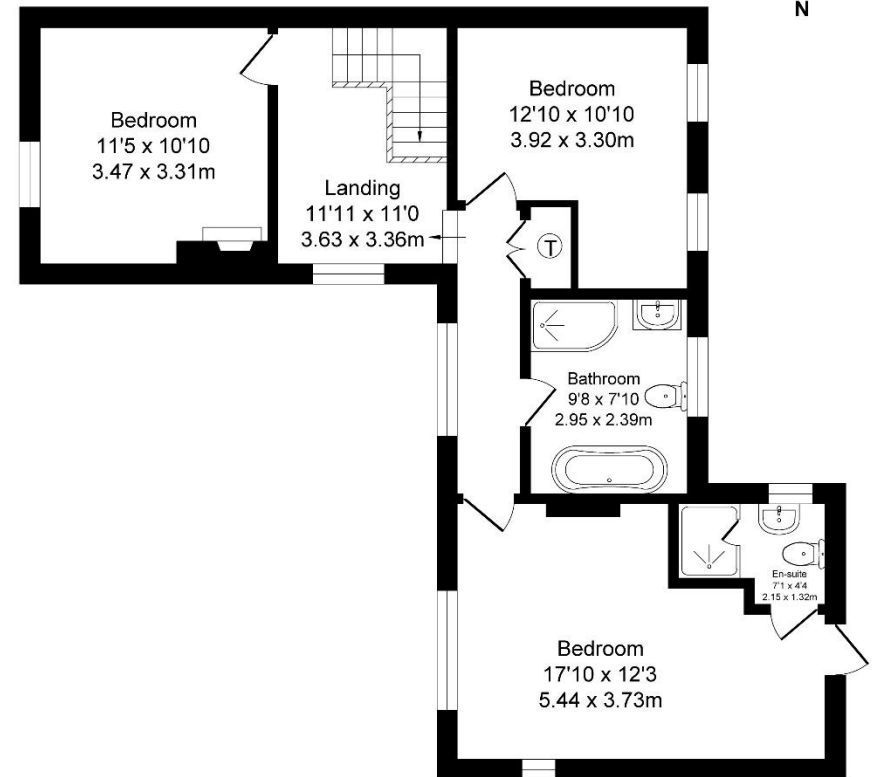
Parklyn

Total Approx. Floor Area 1587 Sq.ft. (147.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 890 Sq.Ft (82.7 Sq.M.)



First Floor
Approx. Floor Area 697 Sq.Ft (64.8 Sq.M.)





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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