



CHESHIRE
LAMONT

The Laurels, Eachus Lane, Church Minshull CW5 6DY



A highly appealing and most individual bay fronted detached family home in the centre of Church Minshull village affording superbly arrayed and appointed accommodation of great character providing four reception rooms, four bedrooms and three bathrooms. Incorporating lovely individual features, stone flooring, period fireplaces and fully appointed open plan family dining kitchen with large bay. Courtyard gardens and double width driveway. NO CHAIN. Viewing recommended.

- Within the centre of charming Church Minshull village
- An impressive bay fronted detached family home of great appeal
- Within high Laurel hedging with extensive courtyard gardens and double width driveway
- Incorporating attractive features and of great character
- Entrance porch, reception hall and inner hall
- Lounge with fireplace, dining room and sitting room with fireplace
- Open plan family dining kitchen, large utility room and cloakroom
- Master bedroom with en-suite bathroom and bedroom two with en-suite shower room
- Two further bedrooms and family bathroom
- NO CHAIN
- Viewing recommended

Agents Remarks

The Laurels stands within the very highly regarded south Cheshire village of Church Minshull which benefits from the renowned 'Badger Inn' public house and restaurant. The house offers superb reception accommodation and incorporates a wealth of charm and character. The village stands within delightful countryside nearby to historic Nantwich which provides a superb range of boutiques, cafes and restaurants. Crewe mainline railway station is also within easy access with links to Manchester, Liverpool, Birmingham and London.



Property Details

The property stands in the centre of Church Minshull and benefits from an approach off a private lane which leads over a double driveway providing excellent parking facilities to the side of the house. A pedestrian wrought iron gate allows access to a paved path leading to the front of the house with attractive private lawned gardens and high laurel hedging. A panelled door allows access to:

Entrance Porch

With a double glazed window to front elevation, stone flooring and a door leads to:

Cloakroom

With a pedestal wash basin, WC, double glazed window and stone flooring.

From the Entrance Porch sectional glazed double doors leads to:

Reception Hall

With a spindle staircase ascending to first floor galleried landing, stone flooring, under stairs cupboard and a door leads to:

Lounge 18' 2" x 13' 2" (5.54m x 4.01m)

With double glazed windows to front and side elevations providing countryside views, fireplace within surround incorporating a cast iron dog grate recessed within chimney breast upon raised slate hearth and coved ceiling.

From the Reception Hall a door leads to:

Inner Hall 15' 5" x 5' 10" (4.70m x 1.78m)

With coved ceiling, stone flooring and a double doorway leads to:

Dining Room 12' 0" x 11' 9" (3.66m x 3.58m)

With a double glazed window to front elevation, stone flooring and coved ceiling.

From the Inner Hall a sectional glazed door leads to:

Lovely Open Family Plan Dining Kitchen 24' 8" x 12' 2" (7.52m x 3.71m)

Kitchen Area Superbly appointed with a great range of oak fronted shaker style base and wall mounted units, granite working surfaces, underslung sink with mixer tap, kitchen range with filter canopy over, granite topped dresser unit with display cupboards and drawers, stone flooring, stable door to outside and double glazed windows to side and rear elevations. Dining Area With a large double glazed vaulted box bay window.



From the Inner Hall a sectional door leads to:

Sitting Room 15' 10" x 8' 11" (4.83m x 2.72m)

With a double glazed window to courtyard elevation incorporating shutters, living flame effect gas fire within attractive cast iron surround, hardwood flooring, coved ceiling and sectional glazed double doors to courtyard.

From the Inner Hall a door leads to:

Further Hallway

With a door to deep cloaks cupboard with railing and a door leads to:

Utility Room 16' 2" x 9' 5" (4.93m x 2.87m)

With base and wall mounted cupboards, wall mounted oil fired central heating boiler, sink with mixer tap, tall cupboard, plumbing for washing machine, vent for tumble dryer, door to outside, double glazed window and stone flooring.

First Floor Galleried Landing

With access to loft, door to airing cupboard incorporating lagged cylinder and immersion, double glazed windows to side elevation and a door leads to:

Family Bathroom

Attractively appointed with a tiled panelled bath incorporating central shower taps, WC, mirrored wall, walk-in shower enclosure, pedestal wash basin, tiled flooring and double glazed window.

Bedroom Three 12' 1" x 11' 10" (3.68m x 3.61m)

With a double glazed window to front elevation and fitted furniture incorporating wardrobes and bedside tables.

Bedroom Four 12' 0" x 7' 11" (3.66m x 2.41m)

With a double glazed window to front elevation, fitted double wardrobe and further single fitted wardrobe.

Master Bedroom Suite

Dressing Area 7' 6" x 7' 2" (2.29m x 2.18m)

With a built-in wardrobe and a door leads to:

En-Suite Bathroom 9' 0" x 3' 8" (2.74m x 1.12m)

With a freestanding claw and ball roll top bath incorporating antique style shower taps, pedestal wash basin, WC and tiled walls.

Bedroom Area 13' 8" x 10' 10" (4.17m x 3.30m)

With double glazed windows to front and side elevations providing lovely countryside views.



Bedroom Two 19' 4" x 10' 4" max (5.89m x 3.15m max)

With a range of full width fitted wardrobes, step descending to bedroom area with three rooflights eaves storage cupboard and a door leads to:

En-Suite Shower Room

With a corner fitted shower cubicle, WC, pedestal wash basin and double glazed window.

Courtyard Garden

The low maintenance garden is extensively paved with Indian stone slabs and is sheltered and enclosed within high hedging and fencing. A sheltered lawned garden area stands at the side of the property and a path continues to a covered pitched entrance porch. Double width driveway.

Tenure

Freehold.

Services

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

Directions

Proceed from Nantwich along Barony Road and at the roundabout take the 2nd exit towards Worleston and Church Minshull (B5074). Continue past Reaseheath College and Rookery Hall into Church Minshull village, turn right onto Eachus Lane opposite The Badger Inn and the property is on the left hand side.

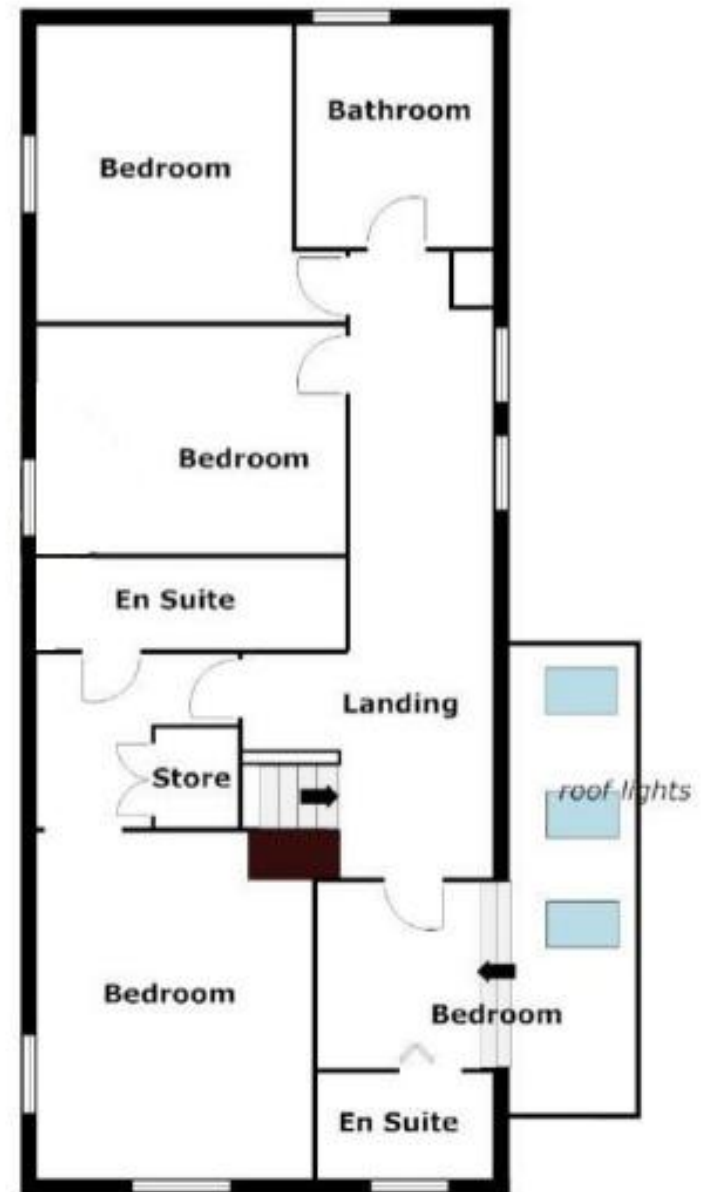


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	39 E	
21-38	F		
1-20	G		





GROUND FLOOR



FIRST FLOOR



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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