



Edgeley Bank, Whitchurch.

**CHESHIRE
LAMONT**

Mews Cottage. Edgeley Bank, Whitchurch. SY13 4NN

Guide Price £650,000 - £675000. Extending to 3,500 sq ft this 5/6 bedroom converted barn offers scope to be subdivided to provide self-contained dependent relative accommodation if desired. The property sits in a total of 1.29 acres which includes a generous garden plot and paddock and benefits from attractive views and a large garage/workshop.

- Reception Hall, Living Room, Garden Room, Dining Room, Kitchen/Breakfast Room, Utility, Cloakroom, versatile Study/Ground Floor Double Bedroom, Bathroom
- 5 First Floor Double Bedrooms, 4 Bath/Shower Rooms, (3 ensuite)
- Ample parking, Workshop/Garage, secluded gardens to rear with far reaching views, Paddock extending to approx. 1.29 acres.

Location

The hamlet of Edgeley lies less than 2 miles Southeast of Whitchurch; a thriving small town with excellent shopping facilities, restaurants, primary and secondary schooling, cricket and rugby clubs. Hill Valley and Hawkstone Park Golf Clubs are also close by. Whitchurch is well situated for travel to Chester, Wrexham, Shrewsbury, Nantwich and Manchester, with the A41, A49 and M6 providing excellent links to the midlands and the north. Whitchurch also benefits from a railway station which has a direct service to Manchester which takes around one hour. Both Manchester and Liverpool airports are 45 miles away.

Accommodation

A covered storm porch leads to a glazed panelled front door which in turn opens to the **Entrance Hall** with doors off to the **Living Room, Dining Room, Kitchen/Breakfast Room, Utility and Shower/Cloakroom**. The well-proportioned **Living room 7.2 m x 5.4m** provides attractive views to the rear and includes a feature fireplace fitted with a log burning stove with a **Garden Room** off. The **Garden room 3.7m x 2.1m** gives direct access to an alfresco decked **Sitting/ Entertaining Area** with the gardens beyond. The **Kitchen 5.3m x 3.6m** although dated, is extensively fitted with wall and floor cupboards along with a worksurface which extends into a peninsula unit to create a **Breakfast Bar**. The **Dining Room 3.9m x 3.2m** overlooks the front. There is also a large **Shower/Cloakroom** and **Utility Room**. The **Inner Hallway** accessed from the **Living Room** gives access to a versatile **Study/ground floor Double Bedroom 3.4m x 3.2m** with a **Large Bathroom 3.2m x 2.1m** adjacent.



First Floor Accommodation

To the first floor there are **Five Double Bedrooms** and **Four Bath/Shower Rooms (three ensuite)**. The **Master Bedroom** 7.9m x 5.4m provides a large bedroom area with built-in wardrobes and a generous **En-suite Bath/Shower Room**. **Guest Bedroom Two** 5.9m x 4.7m overall, benefits from an **Ensuite Shower Room**. **Bedroom Three** 5.6m x 3.7m also provides an **En-suite Shower Room**. **Bedroom Four** 3.7m x 3.2m and **Bedroom Five** 3.8m x 3.2m are conveniently situated adjacent to the **Family Bathroom** this is fitted with a panelled bath, large shower enclosure, wash-hand basin, low level WC and heated towel rail.

Externally

A shared driveway gives access to a communal courtyard shared with the Coach House (with designated boundaries). The courtyard provides ample **parking and turning for numerous cars** as well as giving access to a **Large Garage/Workshop 5.9m x 4.7m**. There is a lawned garden area to the front of the property with access available down the side of the property (this part of the garden is subject to a right of way, albeit not used, as there is a more convenient alternative access for the owner of the field). Within the side garden there is a lean-to **Outhouse and 2 Garden Sheds**.

To the rear of the property there is a **large lawned garden** which offers attractive views over the surrounding countryside which can also be enjoyed from the large, decked **Sitting/Entertaining area 8 m x 3.3 m**.

Off the shared driveway access can be gained to the paddock.

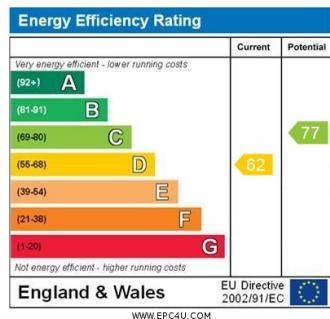
Tenure: Freehold

Services: Mains water, Electricity, Septic tank drainage, Oil fire central heating (boiler refitted 2024).

Directions

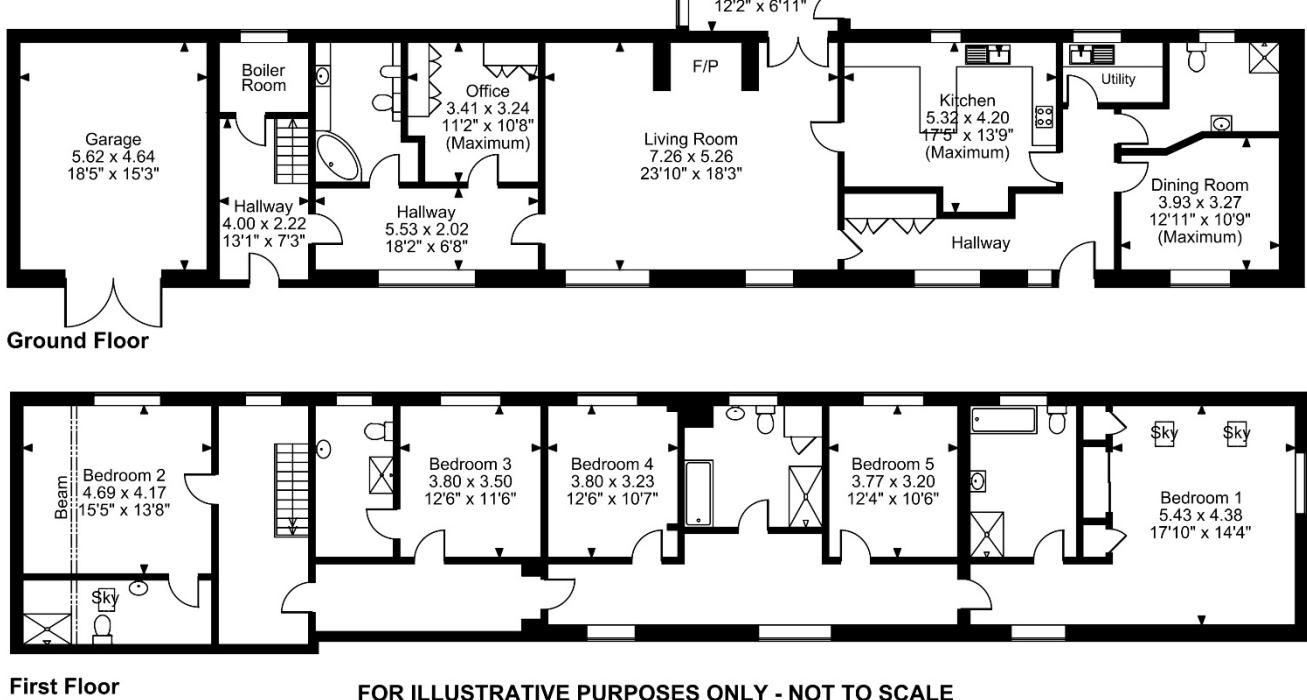
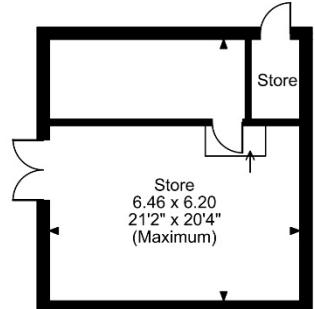
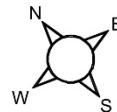
What three words – hours.spine.sideboard.

From Whitchurch town centre proceed out of the town past the rugby club turning left at the roundabout onto the A525 towards Nantwich. Take the first turning right signposted Edgeley (Edgeley Bank) proceed up the lane for ½ mile and the driveway for Mews Cottage will be found shortly after the gates to Edgeley Hall on the left-hand side.





Approximate Gross Internal Area
Main House = 3564 Sq Ft/331 Sq M
Garage = 281 Sq Ft/26 Sq M
Store = 431 Sq Ft/40 Sq M
Total = 4276 Sq Ft/397 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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