



“Sunnyside”, London Road, Woore CW3 9SF

CHESHIRE
LAMONT



A most spacious five bedroom detached Victorian residence within Woore village providing outstanding accommodation and facilities with 3.32 acres, stables, menage, superb range of outbuildings and a detached brick-built annex with versatile potential. Standing in large gardens with extensive paved terrace, outstanding countryside aspects and well presented accommodation incorporating internal self contained accommodation potential. NO CHAIN. Viewing recommended.

- A detached Victorian house, 3.32 acres, menage, two paddocks, stables and a range of versatile outbuildings
- Situated within Woore village on the Staffordshire/Shropshire/Cheshire border
- Offering significant appeal and potential for versatile equine and residential usage
- Very spacious main residence and incorporating potential for self-contained two storey suite
- Affording delightful rural views to the rear with extensive lawned gardens and large patio terrace
- Two storey detached building offering superb potential for final conversion
- A further range of garden buildings and separate field access to the rear paddocks
- Two stables, fenced menage, two gated paddocks and concrete apron
- Within a delightful sought after village location with convenient road links to M6 and rail links via Crewe
- NO CHAIN - Viewing recommended

Agents Remarks

Woore village provides a shop/post office, public houses and is nearby to the renowned Dorothy Clive Gardens and Bridgemere Garden World. The location is well suited to a commuter with roads providing easy access to the Potteries, the Midlands and the North West. The property is situated close to Audlem which is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all



the requisites of village life with medical and schooling facilities, shops and services for day to day requirements and good road links to surrounding areas and by prime undulating Cheshire countryside with sporting and leisure facilities.

Property Details

A large brick laid driveway stands to the front of the property and is approached by a pillared gateway with a low stone capped wall. A panelled door with glazed fan light above allows access to:

Reception Hall

With glorious high ceilings, coved ceiling, staircase ascending to first floor, quarry tiled floor, radiator and a panelled door leads to:

Sitting Room 14' 5" x 12' 6" (4.39m x 3.80m)

With a double glazed sash effect bay window to front elevation, radiator, chimney breast incorporating recess and hearth, two wall light points and coved ceiling.

From the Reception Hall a panelled door leads to:

Stunning Living Family Dining Kitchen 18' 10" x 12' 6" (5.74m x 3.81m)

A spacious room with an oil fired Rayburn inset within chimney breast incorporating two hobs and with tiled insert, large handmade pine dresser unit incorporating shelving, cupboard and drawers, quarry tiled floor, Belfast sink with mixer tap, double glazed window, granite working surfaces, high coved ceiling, radiator, double glazed window to side elevation and open access leads to:

Sun Room/Breakfast Area 9' 4" x 5' 11" (2.84m x 1.80m)

With delightful views over wonderful south west facing rear gardens via a large double glazed window.

From the Kitchen a panelled door leads to:

Utility/Boot Room 10' 2" x 9' 8" (3.10m x 2.94m)

With quarry tiled floor, double glazed windows, base and wall mounted units, attractive working surfaces, single drainer one and a half bowl sink unit with mixer tap, radiator and a uPVC double glazed door to side.

From the Kitchen a panelled door and steps descend to:

Cellar 12' 1" x 10' 7" (3.68m x 3.23m)

A superb cold storage space with light, power and ventilation.

From the Kitchen a panelled door leads to:



Glorious Open Plan Principal Reception Room 28' 6" x 12' 5" (8.69m x 3.78m)

With wonderful aspects to two elevations via a double glazed sash effect bay window to the front and sectional double glazed double doors to the rear enjoying superb aspects over the gardens, cast iron tiled fireplace within attractive slate surround, second fireplace incorporating log burning stove upon quarry tiled hearth, high coved ceiling, radiator and a panelled door leads to:

Further Reception Room 19' 11" x 11' 0" (6.07m x 3.35m)

With a large recessed fireplace inset within chimney breast upon raised hearth and mantel over, radiator, double glazed sash effect bay window to front elevation, staircase to first floor and a stable door leads to:

Rear Kitchen/Craft Room 13' 2" x 10' 4" (4.02m x 3.15m)

With a double glazed window, radiator, tiled floor, plumbing for washing machine, single drainer sink with mixer tap and door to outside.

From the Reception Room a staircase ascends to:

Large First Floor Bedroom Five/Landing 18' 1" x 11' 0" (5.52m x 3.35m)

With a double glazed window to rear elevation providing lovely far reaching aspects, double glazed sash effect window to front elevation, door to built-in cupboard, coved ceiling, radiator and a door leads to:

En-Suite Shower Room 6' 9" x 4' 10" (2.06m x 1.47m)

With a large walk-in shower cubicle, WC, pedestal wash basin, double glazed window, antique style heated towel radiator and part tiled walls.

From Bedroom Five/Landing a panelled door leads to:

Master Bedroom 12' 8" x 12' 5" (3.86m x 3.78m)

With coved ceiling, radiator, double glazed sash effect window to front elevation and a panelled door leads to:

Principal Landing

With a staircase descending to ground floor, double glazed sash effect window to front elevation, radiator, coved ceiling and a panelled door leads to:

Bedroom Two 12' 6" x 12' 6" (3.81m x 3.81m)

With a double glazed sash effect window to front elevation, coved ceiling and radiator.



Bedroom Three 12' 5" x 12' 5" (3.78m x 3.78m)

With a double glazed window providing outstanding views, coved ceiling and radiator.

Bedroom Four 10' 6" x 9' 1" (3.20m x 2.76m)

With a double glazed window to rear elevation providing lovely aspects over the gardens, coved ceiling and radiator.

Bathroom 12' 6" x 7' 11" (3.81m x 2.42m)

With a freestanding claw and ball roll top bath, pedestal wash basin, WC, half panelled walling, antique style towel radiator and double glazed window.

Gardens

The extensive lawned rear gardens enjoy outstanding views with a large stone paved patio terrace with freshwater well and a path leads past some garden outbuildings to the detached annex and continues to a further range of outbuildings. A five bar gate allows access to stables, menage and two grassed paddocks. Extensive driveway and garaging.

Garage 16' 8" x 9' 1" (5.08m x 2.77m)

With a pitched tiled roof, electrically operated roller door to front, light, power and personal door.

Store

With oil tank.

Outside WC 5' 1" x 4' 11" (1.56m x 1.51m)

With high WC and wash basin.

Further Store 17' 7" x 4' 11" (5.35m x 1.51m)

With light and power.

BRICK-BUILT ANNEX

The property serves as a superb leisure or separate residential space with a uPVC double glazed door allowing access to:

Entrance Hall

With a uPVC double glazed arched window to lawn elevation, uPVC double glazed window to side elevation, staircase to first floor, under stairs cupboard and a door leads to:

Lounge 15' 1" x 14' 1" (4.61m x 4.28m)

With quarry tiled floor, uPVC double glazed windows overlooking the gardens, ceiling beam and a door leads to:

Kitchen 16' 10" x 6' 8" (5.14m x 2.03m)

With quarry tiled floor, socket, water point, uPVC double glazed door to outside and uPVC double glazed windows to side and rear elevations.



First Floor

With access to loft and a door leads to:

Annex Bathroom 14' 2" x 7' 0" (4.31m x 2.14m)

With a roof light.

Bedroom 15' 7" x 14' 4" (4.74m x 4.37m)

With two roof lights, ceiling beam, uPVC double glazed porthole window and low-level double doors lead to:

Storage Space

With a gable window providing lovely far reaching views.

Large external Store 14' 10" x 11' 3" (4.51m x 3.43m)

A superb garden store.

Two Potting Sheds 7' 4" x 6' 7" (2.24m x 2.01m) each

With window and door.

A 5-bar gate allows access to a concrete apron with:

Stable 13' 7" x 11' 3" (4.13m x 3.43m)

With stable door to front, nibble strip, light and power.

Stable Two 14' 10" x 11' 3" (4.51m x 3.43m)

With stable door, light and power.

A further five bar gate leads to a concrete area with a gate to:

Menage 65' 7" x 131' 3" (20m x 40m)

With an all-weather surface.

Two Paddocks

Two hedged and fenced paddocks with water supply and separate field access.

Tenure

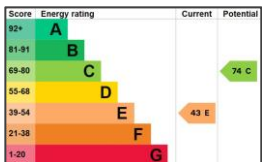
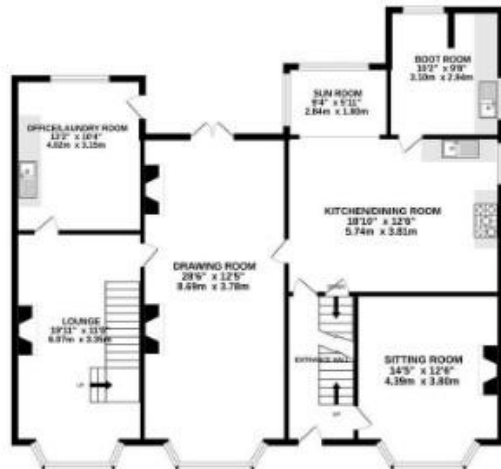
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Services

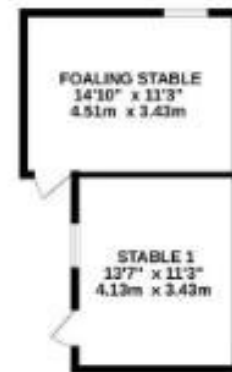
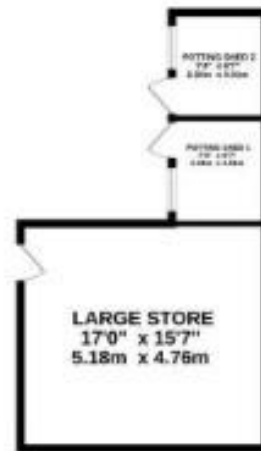
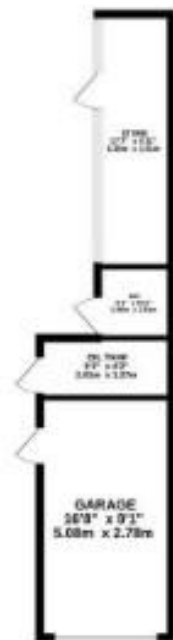
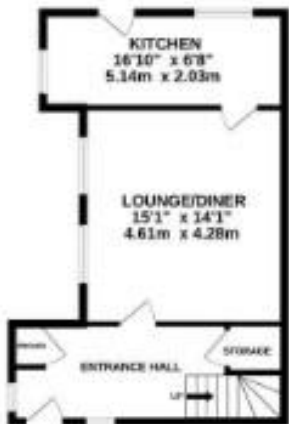
Oil, mains water and electricity (not tested by Cheshire Lamont).

Directions

From Nantwich proceed out taking the 1st exit onto Hospital Street at the roundabout, take the 2nd exit onto London Road Continue to follow B5074, Turn right onto Elwood Way/A51, Turn left onto London Rd/A51, London Rd, Woore, continue along, and the property will be located on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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