



'IVY COTTAGE' | MAIN ROAD | BETLEY | NANTWICH | CHESHIRE | CW3 9AB | OFFERS OVER £450,000



'The epitome of charm in a quintessential character village'

An inspiring & beautiful double fronted character village cottage with glorious deceptive & incredibly charming accommodation over two floors with cellar, forming a 'T' shaped building.

Standing in a conservation area within the vibrant village community, facilities, historic church and excellent road links for Cheshire, Staffordshire & beyond.

Nestled in a particularly sought after village of sensational architectural wealth, the utterly delightful three bedroom residence with two wonderfully characterful reception rooms briefly comprises; Entrance into the spacious Dining Sitting Room, Living Room, Conservatory, Cellar, Kitchen Diner with door to rear courtyard. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three (presently used as an office) & Bathroom. The present owners have used what was the original bathroom as the third bedroom/office in order to create an enlarged spacious bathroom with separate shower however this could easily be reverted back if required.

The charming good size paved rear courtyard is a wonderful space to relax & entertain & also features gates enabling secure rear off road parking if preferred. Ideal as a 'lock up & leave' property is required, there is scope for a discerning range of purchasers to wholly enjoy the village lifestyle & proximity to road, rail links & Manchester Airport.

**VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF SPACIOUS CHARACTER ACCOMMODATION & GLORIOUS HISTORIC VILLAGE LOCATION**





#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout and continue ahead to London Road, proceeding over the level crossing to the traffic lights. Continue ahead to the roundabout and take the last exit onto Newcastle Road. Proceed all the way to the roundabout and take the last exit (marked Balterley & Betley). Continue ahead at the roundabout and proceed into Betley Village where the enchanting cottage will be observed on the right hand side. (The 'Hand and Trumpet' gastro pub, local store/post office, veterinary practice & 'Reading Room' are all a short distance away.

#### BETLEY & WRINEHILL

Pretty Wrinehill & Betley villages lie on the borders of South Cheshire and North Staffordshire. Betley is ideally situated and convenient for Newcastle-under-Lyme (6 miles), Nantwich and Crewe (6 miles) and the M6 Motorway (Jct.16) approx. 6 miles. Wychwood Golf Course is 2 miles north of the village. Betley is a bustling village with thriving community spirit and active social events calendar. The village provides a range of local amenities including a primary school, nursery, church, doctors surgery, village shop, Post Office, and The Swan Public House, as well as a frequent bus service to Nantwich, Crewe, Newcastle & Stoke-on-Trent. Betley - meaning the 'clearing in the woods' of Bette (a Saxon woman's name) - is an ancient settlement. It is mentioned in the Domesday Book. At Betley Hall, a now-demolished country house, Charles Darwin conducted some of his zoological observations and Florence Nightingale visited. At another country house in the village, Betley Court (which is still standing), lived the Romantic poet Eliza Tollet. The church, dedicated to St Margaret of Antioch, is a beautiful medieval building (reasonably well-restored by George Gilbert Scott), with oak beams and a cricket ground to the rear. The village of Wrinehill – which seamlessly continues from the Betley boundary & where this property is located boasts the Brunning & Price owned The Hand & Trumpet Gastro Pub just a short distance from the property itself.

#### NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE OPENING TO THE DINING SITTING ROOM





DINING SITTING ROOM (16'5 x 11'10)







LIVING ROOM (12'2 x 15'1)





CELLAR (15'5 x 10'10)

CONSERVATORY (7'3 x 11'2)



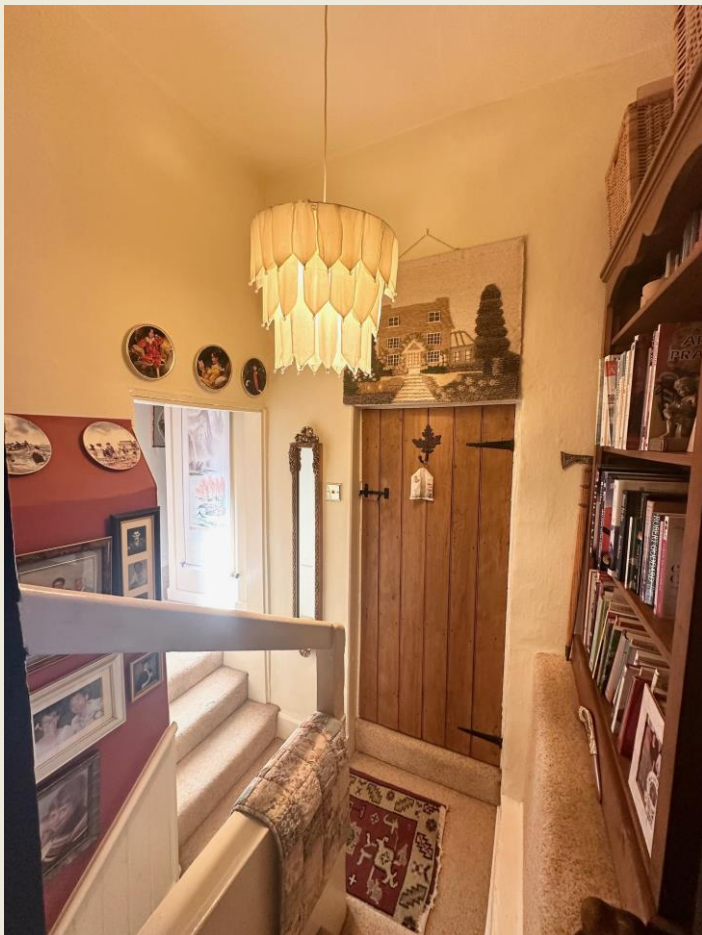


BREAKFAST KITCHEN (20'4 max x 10'6 max)





FIRST FLOOR LANDING





BEDROOM ONE (16'5 x 11'10)

BEDROOM THREE / OFFICE (6'11 x 6'7)





BEDROOM TWO (16'5 x 10'1)



BATH & SHOWER ROOM (12'2 x 8'2)





#### EXTERIOR

The sweet cottage is approached through dark green heritage coloured gate with low brick wall & railings. Pathway to entrance with pretty climbing Roses. Gravelled frontage with shrub planting. The rear Indian stone paved courtyard garden is a joy & easy to maintain (making the property an excellent 'lock up & leave' home if required).

Vehicular side access timber gates & brick wall with additional green painted period side gate provide courtyard access to the rear.

There are shaped borders with planting & climbing shrubs etc. Steps rise to the rear kitchen door. An incredibly charming dark green painted timber workshop/shed with feature stained glass windows provides excellent space. Overall, the exterior is a pretty & impeccably well maintained space.

EPC RATING: E

COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.



#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

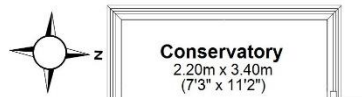
Your home may be repossessed if you do not keep up repayments on your mortgage.





### Ground Floor

Approx. 70.5 sq. metres (758.4 sq. feet)



**Conservatory**  
2.20m x 3.40m  
(7'3" x 11'2")

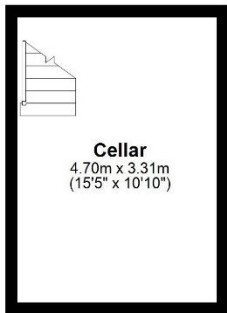
**Living Room**  
3.71m x 4.60m  
(12'2" x 15'1")

**Dining Room**  
5.00m x 3.60m  
(16'5" x 11'10")

**Kitchen/Breakfast Room**  
6.20m x 3.20m  
(20'4" x 10'6")

### Cellar

Approx. 15.6 sq. metres (167.7 sq. feet)



**Cellar**  
4.70m x 3.31m  
(15'5" x 10'10")

### First Floor

Approx. 59.5 sq. metres (640.3 sq. feet)

**Bathroom**  
3.70m x 2.50m  
(12'2" x 8'2")

**Bedroom 3**  
2.10m x 2.00m  
(6'11" x 6'7")

**Bedroom 1**  
5.00m x 3.60m  
(16'5" x 11'10")

**Bedroom 2**  
5.00m x 3.06m  
(16'5" x 10'1")

**Dressing Area**

Total area: approx. 145.5 sq. metres (1566.3 sq. feet)

### Ivy Cottage

Wright Marshall  
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk