



Cherry Tree Cottage  
Gravenhunger Moss, Woore

**barbers**RURAL  
rural surveyors & property agents



# Cherry Tree Cottage

Woore | Cheshire | CW3 9SW

Woore 0.6 miles | Market Drayton 7.2 miles  
Nantwich 9.7 miles | Crewe 11.7 miles  
M6 Junction 15 - 9.5 miles

A THREE BEDROOM HOUSE IN NEED OF MODERNISATION  
IN A SECLUDED AND IDYLLIC SETTING WITH  
USEFUL OUTBUILDINGS ALL SET IN 10.66 Acres (4.31 Ha).



Fabulous, sequestered location down a country lane  
Two reception rooms with bay windows, breakfast room, kitchen  
Three bedrooms, dressing area, family bathroom  
Lovely cottage-style gardens with summer house  
Useful and versatile range of outbuildings  
Quiet rural location with easy access to commuter routes  
10.66 Acres (4.31 Ha) in all  
No onward chain

bR



### The Property

Probably built in the late Victorian era, Cherry Tree Cottage is a sweet period property found in an idyllic setting. With two well-proportioned and balanced reception rooms, both of which have bay windows and high ceilings, a kitchen, a breakfast room and a downstairs shower room there is plenty of scope to develop versatile family living space. To the first floor are three bedrooms and a dressing area. The house itself is ready for modernisation but the location is unique and will appeal to those looking to create a 'forever' home.

### The Gardens

The cottage-style gardens are undeniably gorgeous like an 'enchanted secret garden' with hidden areas and interesting planting including rhododendrons, hydrangeas and camellias. The front garden is rather more formal with rose beds and lawn. On the other side of the driveway is a summer house, secluded by mature plants.

### The Outbuildings

The outbuildings are extremely useful and would suit a wide variety of purposes, not least of all home business, smallholding or equestrian and the central two-storey brick and tile building, 3.14m x 13.46m, would be ideal as a workshop. Adjoining this is a single-storey brick and tile building measuring 3.32m x 7.6m. The general store and garage is steel portal-framed with corrugated sheet sides 5.66m x 7.32m. A further steel portal-framed building with corrugated sheet sides measures 5.30m x 9m.

Whilst these buildings may need some attention in the medium term, they offer endless opportunities to the buyer subject to any necessary planning consent.

### The Land

The total area of the property is 10.66 Acres (4.31 Ha) which includes the house, gardens, buildings, yard and land. The fields closest to the house are in grass and very useful for grazing stock or ponies having been recently mown.

There are ample opportunities for riding out on quiet country lanes and a bridle path at the end of the lane makes it perfect for those with equestrian interests.

Situated in such a peaceful location and with so much potential the Agents are expecting high levels of interest in Cherry Tree Cottage.





#### Location

This truly delightful house is found just outside the popular village of Woore which is situated on the boundaries of Shropshire, Cheshire and Staffordshire. The village has a primary school, two pubs and a general store with Post Office. The nearby market towns of Market Drayton and Nantwich offer a wider variety of facilities along with Stoke on Trent and The Potteries.

More importantly the location of Cherry Tree Cottage, down a quiet lane which serves six other properties, is absolutely idyllic and there is no doubt that with some tender love and care it could make the most wonderful family home.



#### Services

Oil fired central heating. Mains electric and water. Drainage is to a private system. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

#### Rights of Way

Access to the property is via a lane/ driveway that has a restricted byway running along it that does not form part of the title to Cherry Tree Cottage but has been utilised to access the property for many years. Further information is available from the Agents.

#### Tenure

We are advised that the property is freehold with vacant possession on completion.

#### Council Tax Band

Band F

#### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

#### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or [sales@barbers-rural.co.uk](mailto:sales@barbers-rural.co.uk).

#### Location

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