



'HOUGH HOUSE' & SWALLOW HOUSE' | 138 COBBS LANE | HOUGH | CHESHIRE | CW2 5JJ
OIEO £1,095,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

'Hough House' & 'Swallow House', 138 Cobbs Lane, Hough, Cheshire, CW2 5JJ

An incredibly rare opportunity to acquire two exceptional high specification detached houses, with a combined total floor area of approx. 4409 sq ft.

Ideal as 'multi generational' there is also the opportunity to use one of the dwellings as a separate income, whether being a holiday let or Air BnB etc.

'Hough House' is a recently converted & renovated detached 4/5 bedroom house together with 'Swallow House' a stunning detached 3 bedroom barn. There is also a recently constructed triple garage block and land extending to approx. 9.6 acres.

The two high quality properties offer independent living with close proximity, with the potential to connect (subject to necessary consents)

Situated in an idyllic rural residential locality on the edge of Hough village with distant views towards Wybunbury, the properties are approached over a long sweeping driveway.

Noteworthy features include:- Two ground source heat central heating systems providing under floor heating on two levels.

TOTAL AREA: 9.671 ACRES (3.914 Ha).

Aerial video link: <https://youtu.be/beA30GyDRK8>





RECEPTION HALL

DIRECTIONS

(See also plan edged red) (9.67 Acre - 3.914 Ha).

Proceed from the agent's Nantwich office along Hospital Street to the mini roundabout, continue across to the next roundabout in front of Churches Mansion. Take the 2nd exit onto London Road & continue through the traffic lights to the main roundabout with the A500. Take the 4th exit onto Newcastle Road & proceed. Proceed through Shavington & turn right into Cobbs Lane. No 138 & 138a will be observed on the right hand side set within approx. 10 acres.

HOUGH

Situated within a short distance from Hough Common just off the A500, on the fringe of the village, close to open countryside and the M6 Motorway at Jct 16. The property is well situated being only a few minutes drive from the centres of Nantwich & Crewe, both offering an excellent range of shopping & educational facilities. Nantwich has a railway station on the Crewe/Shrewsbury line and Crewe offers hourly services to London (Euston under 2 hours). The M6 Motorway makes the property ideal for anyone looking for good national communications and yet with the benefit of living in lovely surroundings.

Local schools include:

Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: 01270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01270 661305.

Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk
 Malbank School & Sixth Form College, Welsh Row, Nantwich, Cheshire, CW5 5HD - tel: 01270 611009 email: admin@malbank.cheshire.sch.uk

(Please check specific catchment areas direct with the local schools).

GENERAL REMARKS

Hough House & Swallow House sale is a tremendous opportunity to acquire a combination of two exceptional properties ideal for multi generational living or as a source of additional income to either of the spacious family homes. They also benefit from the 9.671 Acres of gardens, grounds & paddocks which should be of interest to home owners with equestrian or other rural interests.

'HOUGH HOUSE'

Note: Ground source under floor heating to ground & first floors.

OPEN PORCH

Oak framed with truss section & tiled roof, plus quarry tile floor & brick walls with blue cappings.

RECEPTION HALL

13' 6" x 11' 2" (4.11m x 3.4m) Full height with galleried landing & oak balustrade to turned staircase, under stairs cloaks area, side uPVC double glazed feature window, ceramic tile floor.
 Double opening oak doors to Living Room.



LIVING ROOM

26' 2" x 13' 6" (7.98m x 4.11m) Exposed brick recessed fireplace with cast multi fuel stove & timber over mantle, uPVC double glazed patio doors with side windows, side elevation uPVC double glazed window, TV point.





KITCHEN DINER

35' 1" x 13' 5" (10.69m x 4.09m) Modern fitted units with extensive worktop surfaces to three elevations with a peninsula room divider return, stainless steel sink unit with mixer tap. Extensive range of base storage & cupboards and drawers. Wall mounted cupboards, book shelves & wine rack. Separate storage unit with full height pull out spice/larder cupboards, housing the integrated fridge & freezer units. Fitted Appliances Include:- 'Rangemaster 110 range oven' with ceramic hob back plate & canopy hood over. Part tiled walls, ceramic tile floor, ceiling spot lights, UPVC double glazed patio doors & side windows, space for breakfast table & freestanding breakfast bar. Fitted dresser style storage unit with cabinets & drawer storage. Wall mounted TV point, telephone point.







GARDEN ROOM

DINING ROOM





SITTING ROOM

GARDEN ROOM

12' 8" x 11' 3" (3.86m x 3.43m) Attractive stone effect ceramic tile floor, wall mounted TV point, uPVC double glazed five section Bi-Fold doors, 4 uPVC double glazed windows, delightful rural views.

DINING ROOM

15' 5" max x 13' 9" max (4.7m x 4.19m) Double opening doors from Kitchen Diner. Recessed fireplace with exposed brick arch, raised hearth & multi fuel black cast stove, oak floor boards (engineered), 3 uPVC double glazed windows.

SITTING ROOM

15' 5" max x 11' 9" max (4.7m x 3.58m) Adam style surround with open fire grate, oak floor boards (engineered), TV point, uPVC double glazed box bay window.

UTILIY ROOM

12' 10" x 10' 11" (3.91m x 3.33m) Stainless steel sink unit with mixer tap hose, 'Worcester' indirect unvented system with solar coil, ground source heat pump & storage unit and butler unit. Work surfaces with cupboards beneath, plumbing for washing machine, exterior door, larder unit.

GALLERIED LANDING

13' 6" x 11' 2" (4.11m x 3.4m)





MASTER BEDROOM ONE

MASTER BEDROOM ONE
17' 10" x 13' 5" (5.44m x 4.09m) 2 UPVC double glazed windows.

ENSUITE DRESSING ROOM
UPVC double glazed window.

ENSUITE SHOWER ROOM
Full width triple section glass screen enclosed cubicle with 'Bristan' thermostatic mixer shower, pedestal wash hand basin, close coupled WC, uPVC double glazed, chrome heated towel rail.





BEDROOM TWO

BEDROOM TWO

17' 11" x 14' 11" max (5.46m x 4.55m) 2 UPVC Double glazed windows.

ENSUITE BATH/SHOWER ROOM

Double screen door enclosed cubicle with Bristan thermostatic mixer shower, panel bath, pedestal wash hand basin, enclosed cistern WC, tiled walls, ceramic tile floor, chrome heated towel rail.





FAMILY BATHROOM / SHOWER ROOM

Modern suite comprising with panel bath, double screen door enclosed cubicle with Bristan thermostatic mixer shower, vanity wash hand basin & enclosed cistern WC, chrome heated towel rail, uPVC double glazed window, ceramic tile floor.

BEDROOM THREE

13' 10" x 13' 6" (4.22m x 4.11m) UPVC double glazed window.



BEDROOM FOUR

13' 5" x 12' 10" (4.09m x 3.91m) 2 UPVC double glazed windows.





'SWALLOW HOUSE'

NOTE: Ground & first floor under floor heating.

HALL

Solid entrance door with double glazed side window panels. Full height double glazed side window, tiled floor, oak stair case to first floor, built in under stairs storage cupboard, galleried oak balustrade balcony over, built in boiler cupboard with 'Dafloss' ground source central heating boiler.

REAR HALLWAY

Double opening double glazed doors, ceramic tile floor.

LIVING ROOM

13' 5" x 11' 1" (4.09m x 3.38m) Composite fire surround & hearth with electric fitted fire, TV point, 3 wall light points.





BREAKFAST KITCHEN





LIVING ROOM





BEDROOM THREE

BREAKFAST KITCHEN

29' 0" max x 11' 1" (8.84m x 3.38m) Modern fitted units to two elevations providing extensive worktops with cupboards & drawer storage beneath. Inset 1.5 bowl single drainer white glazed sink unit with mixer tap over, under counter space for appliances & plumbing for washing machine, wall mounted storage cupboards. Space for 600 mm slot cooker (Belling freestanding cooker with induction hob by separate negotiation). Exterior door, dimmer light switch, ceiling light points. Space for dining table, ceramic tile floor, wall mounted TV point, water point for American style fridge.

SHOWER ROOM

Wet room design with walk in shower area having a thermostatic wall mounted shower, pedestal wash hand basin, close coupled WC, chrome heated towel rail, wall mounted floor & wall tiles.

BEDROOM THREE

13' 5" x 11' 8" max (4.09m x 3.56m) Wall to wall range of fitted bedroom furniture providing wardrobes, cupboards & vanity dressing table recess, built in single wardrobe.

FIRST FLOOR LANDING

Velux sky light.

BEDROOM ONE

14' 8" x 11' 1" (4.47m x 3.38m) Vaulted ceiling. Fitted furniture comprises:- twin built in wardrobes, dressing table with drawers & drawer stack, ceiling spot lights, TV point.





BEDROOM ONE

ENSUITE SHOWER ROOM

Corner screen door enclosed cubicle with thermostatic mixer shower, pedestal wash hand basin, close coupled WC, chrome heated towel rail, tiled floors & walls, Velux sky light.



BEDROOM TWO

13' 2" x 11' 1" (4.01m x 3.38m) Vaulted ceiling, 2 windows, fitted furniture includes:- dressing table with drawer stacks, corner drawer stack unit, wall mounted TV point, ceiling spot lights.

ENSUITE BATHROOM TO BEDROOM TWO

Modern suite comprising, panel bath with fitted side screen & thermostatic mixer tap over, pedestal wash hand basin, close coupled WC, chrome heated towel rail, Velux sky light, tiled floor & walls.

DRESSING ROOM

Four section fitted wardrobes, Velux sky light.



BEDROOM TWO

EXTERIOR:-

Long sweeping stone entrance driveway leading to the extensive side forecourt.

Newly constructed brick & tile triple garage (1 single & 2 double) block 40'0" x 26'0" (external measurements). Three double opening doors & uPVC double glazed windows.

Front grazing paddock with a tubular & separate timber field entrance gates.

Mains fed water trough.

Middle paddock with separate gate way to the largest paddock area with separate agricultural access gate onto Cobbs Lane.

Mains water trough.

Brick & corrugated outhouse / store.

Lawned area to front.

There are impressive views to all sides, but particularly towards Wybunbury Church Tower.

HOUGH HOUSE EPC RATING: C

SWALLOW HOUSE EPC RATING: C

COUNCIL TAX BANDS: Hough House: G & Swallow House: E

SERVICES

All mains water, electricity & drainage services are either connected or available locally (subject to statutory undertakers costs & conditions).

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

Presumed 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 9.00-3.30pm.

SALES PARTICULARS & PLAN/S

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.

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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.



BEDROOM TWO & DRESSING ROOM





ENSUITE BATHROOM TO BEDROOM TWO

FIRST FLOOR LANDING







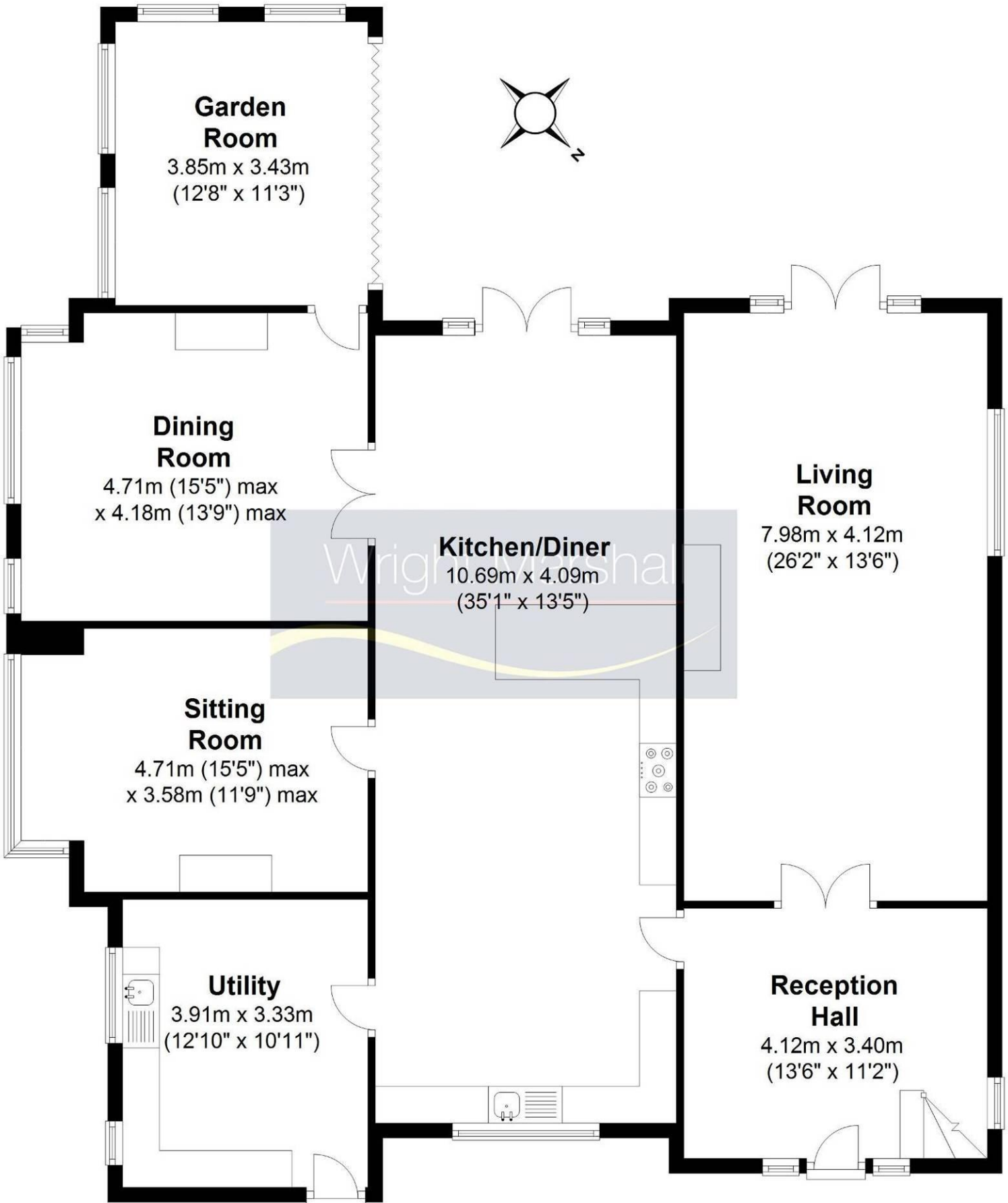




HOUGH HOUSE

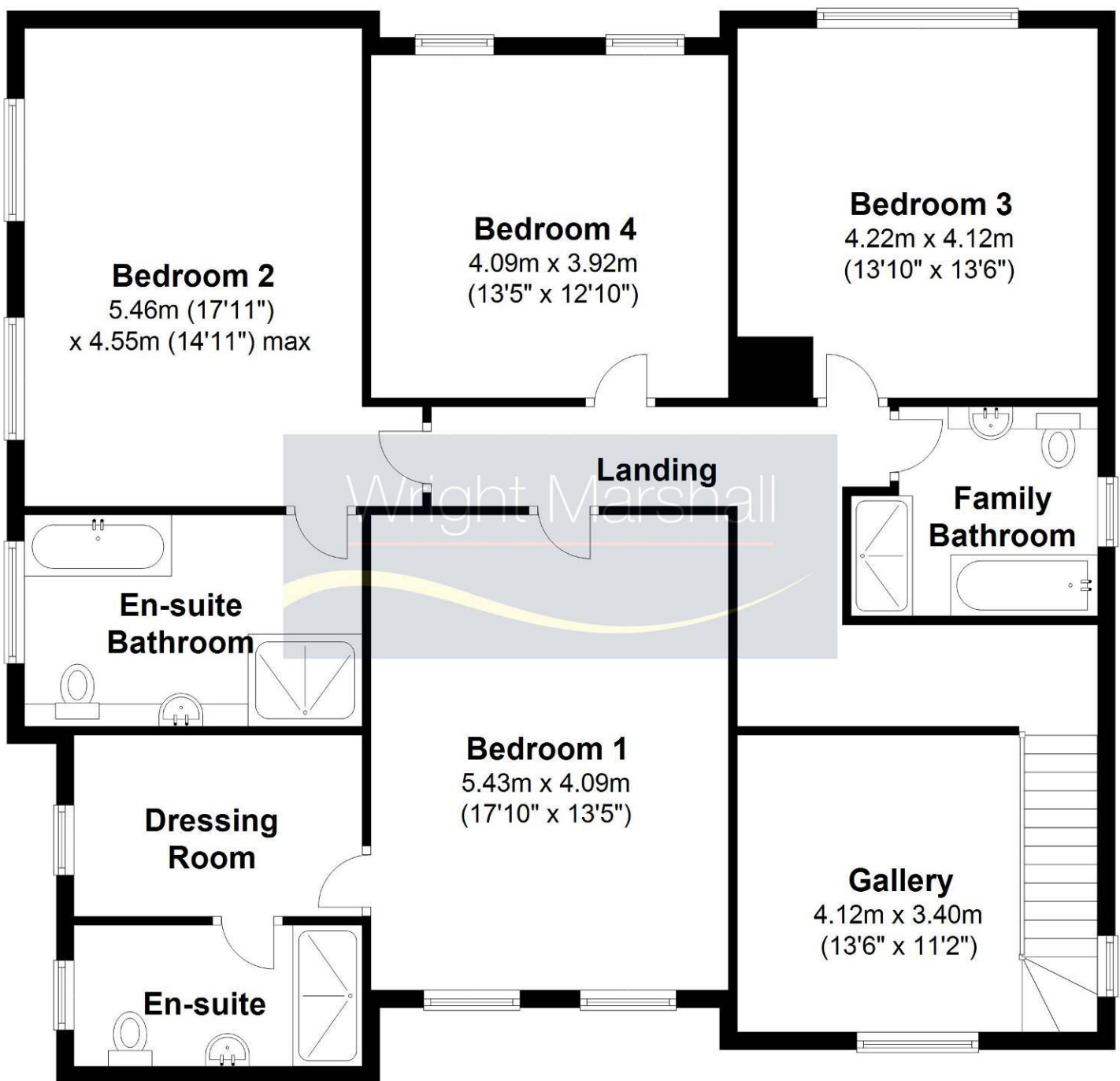
Ground Floor

Approx. 156.0 sq. metres (1679.5 sq. feet)

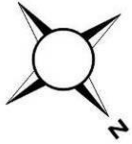


First Floor

Approx. 136.6 sq. metres (1470.7 sq. feet)

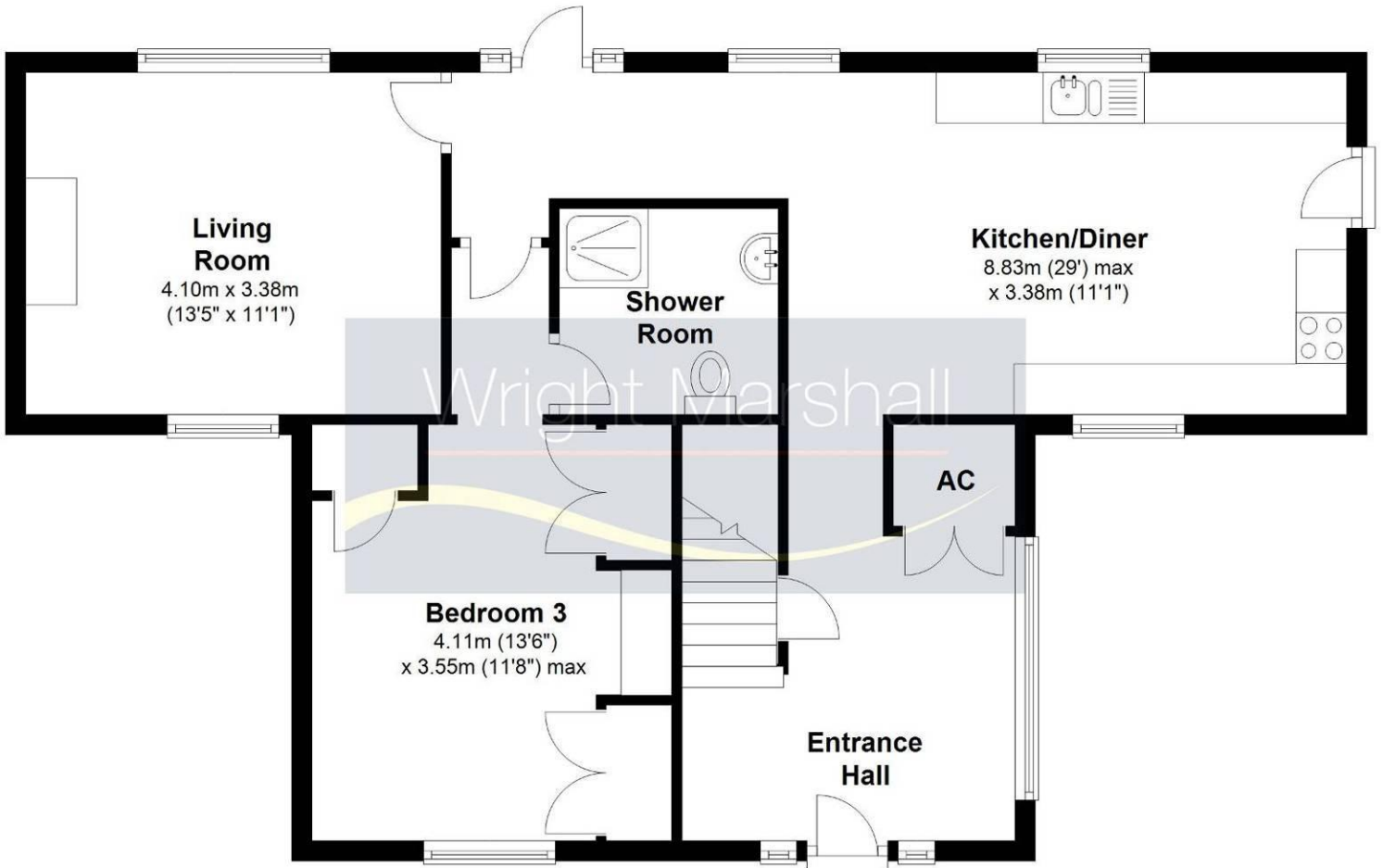


SWALLOW HOUSE



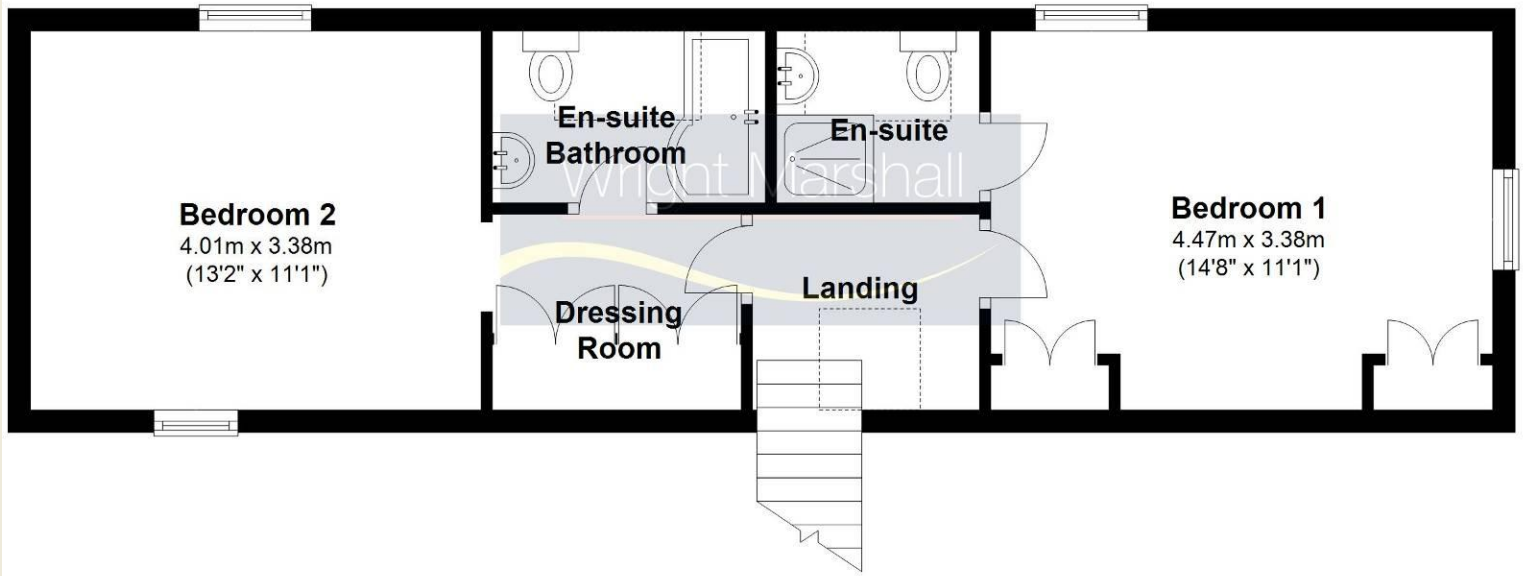
Ground Floor

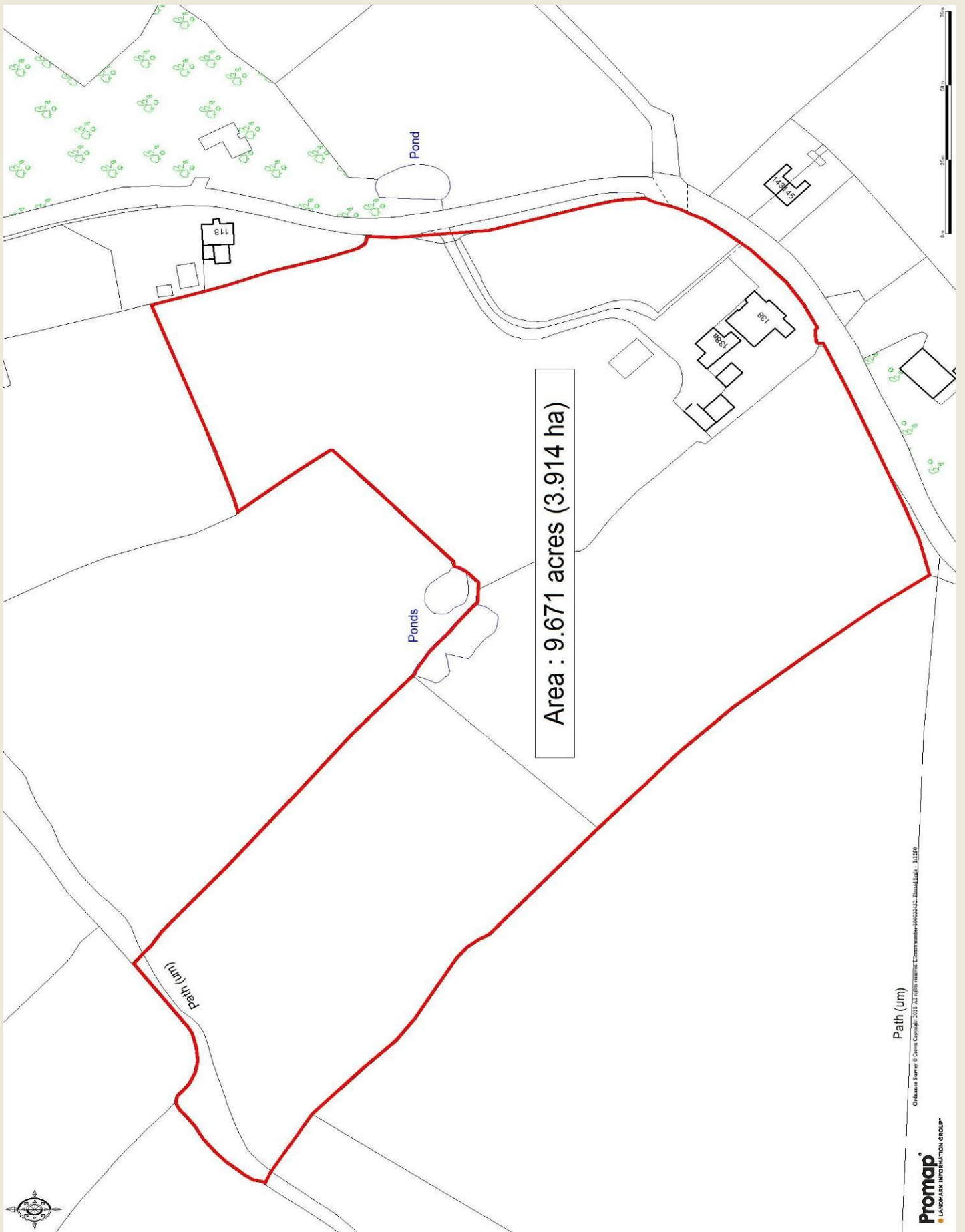
Approx. 73.1 sq. metres (786.4 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)





Area : 9.671 acres (3.914 ha)

Pond

Ponds

Path (um)

Path (um)

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