



'LIVINGSTONE HOUSE' | NANTWICH ROAD | WRENBURY | CHESHIRE | CW5 8EW | OIRO £695,000



‘Livingstone House’, Wrenbury, Nantwich, Cheshire, CW5 8EW

An exceptional country home of immense individual appeal, located in a glorious sought after position in the heart of a picturesque village approx 5 miles outside Nantwich.

The spacious family home was a bespoke build and features impressive details such as a magnificent floor reclaimed from a chateaux, fireplace to the living room and an unusually large rear garden. Briefly comprising; Entrance Hall, Cloaks/WC, Living Room, Dining Room, Snug/Office, Breakfast Kitchen, Utility Room. First Floor Landing, Master Bedroom One with delightful garden view & Ensuite Shower Room, Bedroom Two, Bedroom Three with Dressing Area/Study, Bedroom Four, Family Bath & Shower Room.

Extensive gravelled driveway providing superb off road parking provision.

Gated ‘drift way’ paved access to the rear garden. Attached garage. Lawned garden frontage with hedge providing discreet attractive screening. The large rear garden is absolutely outstanding and is incredibly private, it enjoys a large expanse of lawn with richly stocked shaped borders featuring numerous specimen shrubs, plants & trees including a ‘Medlar’. Brick wall and timber gate to further enclosed orchard and garden, (perfect for keeping chickens, ducks, bee hives etc).

Double glazed windows & solid fuel C.H.





DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time proceed into the village and the property will be observed on the left hand side.

WRENBURY VILLAGE

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a new Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.





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 HALL

(14'6 max x 14'5 max) Highly attractive deep purple painted entrance door. Ceiling light point, radiator, stunning tiled floor which we have been informed was reclaimed from a French chateaux, beams, highly individual 'turret' style staircase with turned timber open tread stairs rising to the first floor. Timber doors to rooms.

CLOAKS / WC

(4'6 x 3'7) Low level WC, wash hand basin, ceiling light point, double glazed window, continuation of flooring.





LIVING ROOM





LIVING ROOM

(16'1 max x 13'0) An elegant immaculately presented room with beams, attractive painted brick chimney breast with raised hearth & multi fuel stove, two radiators, light points, TV point, attractive arched recess.

Large double glazed French doors opening to the rear garden with side panes.

DINING ROOM

(11'6 x 11'5) Ideal for intimate gatherings the room is particularly characterful with beams, ceiling light point, double glazed window to the front with pleasant outlook, radiator, continuation of tiled floor. Doors to both the Hall and Breakfast Kitchen.





SNUG / OFFICE

(11'5 max into bay x 12'1) Charming and flexible in its usage, the room is presently used as a Snug but would be ideal as a home office. Ceiling light point, double glazed window to the front elevation, radiator, focus fireplace with timber mantle, raised hearth and space for a 'balanced flue' gas stove, TV point, built in storage cupboard.

KITCHEN BREAKFAST ROOM

(12'8 x 12'7) A delightful space being comprehensively equipped with a range of 'Steffano de Blassio' bespoke highly attractive painted cream coloured kitchen with wall, base and drawer units with beautiful granite work surfaces with under mounted sink unit and mixer tap. Recess with pretty 'Fired Earth' tiles and soft yellow coloured range cooker. Integrated appliances include, eye level electric oven/grill, dishwasher, electric hob & extractor fan over. Approx ten power points. Beamed ceiling, light point, double glazed window to the rear with idyllic garden outlook, continuation of tiled floor. Space for table and chairs. Door to the Utility/Laundry Room.



UTILITY ROOM

(11'7 x 6'0) Ceiling light point, double glazed window to the rear, work surface with space and plumbing beneath for washing machine and tumble dryer, continuation of tiled floor, door to the exterior.





KITCHEN BREAKFAST ROOM



FIRST FLOOR LANDING

Ceiling light point, double glazed window with pleasant outlook to the front.

FAMILY BATH & SHOWER ROOM

(5'5 x 9') Ceiling light point, double glazed window to the rear, tiled walls and floor, panelled bath with glass screen and electric shower over, low level WC, wash hand basin inset into vanity but and with a mirror and light over, ladder radiator.



FAMILY BATH & SHOWER ROOM





MASTER BEDROOM ONE





MASTER BEDROOM ONE

(13'3 x 13'0) An excellent spacious room with ceiling light point, double glazed window to the rear with an outstanding outlook over the established garden, radiator, TV point. Door to the Ensuite.

ENSUITE SHOWER ROOM

(8'7 x 6'1) Featuring a distinctive curved tiled wall, corner shower, low level WC, wash hand basin upon base level cupboard with wall mounted tile and pellet with lighting over, ceiling light point, chrome ladder radiator, tiled walls and floor, double glazed window, shaver point.





BEDROOM TWO

(18'7 x 10'4) Ceiling light point, double glazed window to the front with pretty village outlook, radiator.

DRESSING ROOM

(6'11 x 9'5) Ceiling light point, double glazed window, radiator & step down to the bedroom.

BEDROOM THREE

(16'30 x 9'10) Ceiling light point, radiator, double glazed roof lights.





BEDROOM FOUR

(13'2 max x 8'10 max) Ceiling light point, double glazed window to the rear with wonderful garden vista, radiator.



EXTERIOR

The delightful and appealing property stands well back in a slightly elevated position, in the heart of the charming village, being a stride away from the village green, post Office/shop, pubs, doctors surgery and primary school, and a short drive or longer walk to the village railway station.

Mature hedging to the front boundary provides pleasant screening and an extensive gravelled driveway provides plenty of off road parking and turning. Front lawn with specimen shrubs and climbing Red rose.

Attached single garage with up & over door, power and light. Side access to the rear garden and gated covered 'drift way' style paved access to the stunning rear garden.

Largely laid to lawn with incredibly well stocked borders and featuring a 'Medlar' tree.

Excellent size paved patio and Box hedging to gravelled area.

Climbing Wisteria to the rear elevation.

Brick wall and timber gate to the charming lawned Orchard garden area which is also of a good size. Purchasers could easily create a part walled kitchen garden or generally further cultivate this space if required. The present vendors have enjoyed the keeping of ducks here for several years.

In all, the setting of the charming residence, excellent village location and splendid large gardens certainly deserve prompt viewing.

EPC RATING: TBC

COUNCIL TAX BAND: TBC



SERVICES

All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Solid fuel 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 & 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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FLOOR PLANS PENDING

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