



BIRCHWOOD HOUSE | THE GREEN | WRENBURY | NANTWICH | CHESHIRE | CW5 8EZ | OIRO £775,000



# Birchwood House, The Green, Wrenbury, Nantwich, Cheshire, CW5 8EZ

An outstanding, imposing & substantial Seven Bedroom, Three Bathroom 'landmark' village house standing slightly elevated overlooking the Village Green in the heart of one of South Cheshire's most desirable pretty villages with the canal running through it, Doctors Practice, Village Store & Primary School.

Of particular note is the proximity to the beautiful St Margaret's Church which is positioned directly to the rear of the property. Majestic & retaining many original features throughout, the stunning family size home is also ideal for anyone wishing to find a property boasting good size 'multi generational' living.

With manageable good size gardens to the front & rear and ample off road parking with two driveways, this exceptional period property deserves prompt attention.

Briefly comprising; Entrance Hall with beautiful 'Minton' style floor, Drawing Room with attractive fireplace & exposed wood floor, Formal Dining Room, Playroom/Snug, 'L' Shaped Kitchen Dining Family Room, Utility/Laundry Room, Cloaks/WC, Rear Pantry, Conservatory, Office/Playroom with stairs leading down to the Cinema Room (cellar), Family Room. First Floor Landing, Master Bedroom One with high ceiling, Ensuite & Walk in Wardrobe, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five, Bedroom Six, Bedroom Seven, 'Jack & Jill' Bathroom. The current vendors have significantly improved the beautiful property since purchasing & purchasers are sure to be impressed with the current accommodation & potential to also add their own stamp to the property too.





VIEW TOWARDS THE HOUSE OVER VILLAGE GREEN

#### 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 continue into the village, past the School on the right hand side. Continue towards the pretty village green and the property will be observed elevated on the right hand side.



#### WRENBURY

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 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.

#### NANTWICH

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 of;

#### ENTRANCE PORCH

Beautiful bespoke solid oak porch, original part glazed double opening doors with stained glass half crescent glazing over.

#### RECEPTION HALL

12' 8" x 10' 5" (3.86m x 3.18m) An extremely impressive and beautiful entrance space featuring ceiling light point & rose, cornice, dado rail, radiator, stunning original 'Minton' floor. Stairs rising to the First Floor.

#### PLAYROOM/SNUG

15' 6" x 11' 10" (4.72m x 3.61m) Well proportioned, with two ceiling light points, 3 uPVC double glazed windows to the front side and rear, radiator, exposed wood floor.





FORMAL DINING ROOM

DRAWING ROOM





**OFFICE**

**FORMAL DINING ROOM**

19' 0" max x 14' 1" (5.79m x 4.29m) An elegant and light room enjoying a view of the village green, with ceiling light point and rose, cornice, large uPVC double glazed box bay window to the front with window seat, dado rail, radiator, exposed wood floor. Doors to the Breakfast Kitchen and Playroom/Snug.

**DRAWING ROOM**

24' 6" max x 13' 11" (7.47m x 4.24m) An impressive and elegant room with ceiling light point and rose, cornice, large uPVC double glazed box bay window to the front with window seat and a wonderful view over the village green, exposed wood floor, large brick fireplace with large wood burning stove upon a brick hearth, TV point. Door to the Office.

**OFFICE**

19' 1" x 13' 7" (5.82m x 4.14m) A super space featuring a beautiful bespoke solid oak balustrade, supports and steps leading down to the Cellar Cinema Room. Four ceiling light points, double glazed windows to the side and rear, numerous power points, loft access.

**CELLAR CINEMA ROOM**

14' 8" x 10' 5" (4.47m x 3.18m) This room has the option to use in a variety of different ways and is an excellent unique space with power and light, radiator, wall light point and built in storage cupboard. Stairs rising to both the Office and the Breakfast Kitchen.





BREAKFAST KITCHEN





## FAMILY ROOM

### BREAKFAST KITCHEN

Comprehensively well equipped with a highly attractive range of cream coloured wall base and drawer units with granite work surfaces and central island unit with integrated dish washer and inset sink unit. Exposed ceiling beams, smoke detector, recessed ceiling spot lights, uPVC double glazed window to the side and door, two radiators, attractive wood floor. recess with 'Rangemaster' electric cooker, space for tall fridge/freezer. Small step and opening to the family room. Doors to the Cellar/Cinema Room and the Boot Room/Pantry

### FAMILY ROOM

16' 5" max x 16' 7" (5m x 5.05m) Recessed ceiling spot lights, two ceiling light tubes, uPVC double glazed tri fold doors to the garden, radiator, TV point, cosy 'reading recess'.

### BOOT ROOM/PANTRY

14' 1" x 5' 0" (4.29m x 1.52m) Extremely well fitted with an attractive range of soft green coloured full height storage cupboards. Recessed ceiling spot lights, smoke detector, tile floor, extractor fan, uPVC double glazed window to the rear. Door to the Sitting Room.

### UTILITY ROOM

12' 3" x 12' 8" (3.73m x 3.86m) Attractive high pitched ceiling with two sky lights, uPVC double glazed doors to the front, beautiful range of soft green coloured base level units and tall cupboard. Solid wood work surface and under mounted 'Belfast' style sink with mixer tap. Low bench seat with inset storage, two ceiling light points, space and plumbing for washing machine and tumble dryer, cupboard housing 'Horstmann' tank, tile floor. Door to the Shower Room/WC.







## GARDEN ROOM

### SHOWER ROOM/WC

Superbly appointed with corner shower, fitted with a mains shower and fully tiled where visible, pedestal wash hand basin, low level WC, ceiling light point, tiled floor, Victorian style radiator/towel rail, extractor fan, wall light point.



### NOTE:-

The property offers purchasers ample potential to create a separate annexe space for perhaps a dependant relative, for the purposes of 'Bed & Breakfast', 'Air B&B' etc., subject of course to any necessary consents. The annexe could be created from the existing Sitting Room, Garden Room & two first floor Bedrooms/Ensuite (accessed via stairs from the sitting room).

There is plumbing available to the first floor however, purchasers have the ideal opportunity to create their own unique space & add their own stamp to the unfinished upper rooms.

### GARDEN ROOM

12' 11" x 12' (3.94m x 3.66m) UPVC double glazed French doors to the rear, & panes/windows, ceramic tile floor, three wall light points.

### SIDE HALL

Ceiling light point, radiator, ceramic tile floor, uPVC double glazed door to the side.

### CLOAKS/WC

Ceiling light point, low level WC, pedestal wash hand basin, uPVC double glazed window to the side, part tiled walls and tile floor.

### SITTING ROOM

17' 10" max x 4' 9" (5.44m x 4.5m) With stairs leading to the first floor; Bedrooms Six & Seven with potential Ensuite(s). Plumbing provision is in situ in readiness for anyone wishing to install the necessary sanitary ware etc.



## MASTER BEDROOM ONE

### FIRST FLOOR LANDING

Two built in light tubes, loft access, smoke detector, dado rail ceiling cornice, three ceiling light points, three radiators.

### MASTER BEDROOM ONE

15' 11" x 13' 11" (4.85m x 4.24m) A most stunning and elegant room with vaulted ceiling, ceiling light point, two ceiling beams, uPVC double glazed window to the front overlooking the village green, beautiful decorative fireplace and hearth, radiator.

Doors to Ensuite Shower Room & Walk in Wardrobe.

### WALK IN WARDROBE/DRESSING ROOM

Two ceiling light points, bespoke pine open shelving, and drawers, hanging provision and tall fitted cupboard.

### ENSUITE SHOWER ROOM

Immaculately appointed with a large walk in shower with both mains fixed overhead and hand held shower attachment, pedestal wash hand basin, low level WC, recessed ceiling spot lights, Victorian radiator/towel rail, uPVC double glazed window to the side, two wall light points, beautiful tiled walls and floor.





BEDROOM FOUR

JACK AND JILL BATH & SHOWER ROOM





## BEDROOM TWO

### BEDROOM FOUR

13' 4" max x 15' 6" max (4.06m x 4.72m) Two uPVC double glazed windows with outstanding views of the church, ceiling light points, radiator. Loft access with drop down ladder. The loft itself is insulated and boarded with power & light and provides excellent storage.

### JACK AND JILL BATH & SHOWER ROOM

9' 11" x 8' 3" (3.02m x 2.51m) Beautifully appointed with access from Bedroom Four and the landing. Large roll top bath upon ball and claw feet with upright chrome mixer tap and hand held shower attachment, low level WC, with raised cistern, pedestal wash hand basin, two wall light points and recessed ceiling spot lights, Victorian style radiator/towel rail, part painted panel walls to dado, uPVC double glazed window to the rear, marble tile floor, corner shower cubicle with both mains fixed over head and hand held shower attachments.

### BEDROOM TWO

11' 10" x 14' 3" (3.61m x 4.34m) A pretty room with ceiling light point, ceiling coving, uPVC double glazed window to the front with attractive view of the green. door and steps to Jack and Jill bathroom.

### BEDROOM FIVE

12' 7" x 10' 5" max (3.84m x 3.18m) Ceiling light point, coving, radiator, uPVC double glazed window to the front with pretty view over the green.





**JACK AND JILL BATHROOM**

**JACK AND JILL BATHROOM**

Corner bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, shaver point, uPVC double glazed window to the front with a pleasant view of the green, extractor fan, recessed ceiling spot lights, chrome ladder radiator, fully tiled walls and floor.

**BEDROOM THREE**

8' 10" x 11' 10" (2.69m x 3.61m) Superbly appointed with ceiling light point, ceiling coving, uPVC double glazed window to the side, radiator, loft access. Steps rising to the landing. door to the Jack and Jill Bathroom

Stairs rising from the Sitting Room to bedrooms six & seven, with plumbing for the fitting of sanitary ware etc.

**BEDROOM SIX / POTENTIAL ENSUITE**

14' 5" x 20' 1" (4.39m x 6.12m) Accessed via stairs rising from the Sitting Room & requiring works to complete the space, purchasers can ad their own stamp whilst also having the potential for an Ensuite (subject to any necessary checks, consents etc).

**BEDROOM SEVEN / POTENTIAL ENSUITE**

20' 1" x 13' 8" (6.12m x 4.17m) Accessed via stairs rising from the Sitting Room & requiring works to complete the space, purchasers can ad their own stamp whilst also having the potential for an Ensuite (subject to any necessary checks, consents etc).





## EXTERIOR

The property stands in delightful, manageable gardens and with an added 'unique feature of backing onto the most beautiful village Church. The property itself enjoys a partly elevated position overlooking the village green, sitting behind a low wall, with lawns & a stunning Indian stone paved pathway leading to the main entrance with the beautiful solid timber open porch. The view over the village green is delightful & quintessentially English, and being nestled in the midst of the village itself offers somewhat of a beautiful unique setting. There is an excellent size drive to the side providing off road parking & and an additional driveway to the far side of the property. Side gated access leads to the charming rear garden with the magnificent Church vista. Being predominantly laid to lawn, the exterior provides ample space for families and pets, with room to all enjoy the garden. The current vendors have plenty of space for to relax & entertaining using the paved patio, the children have a play area and there is ample storage in the outhouses/stores. With plenty of countryside walks on the doorstep, the property is an ideal location for anyone wishing to have their own outdoor space, whilst also being able to enjoy country pursuits.

EPC RATING: D

COUNCIL TAX BAND: F

## SERVICES

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

Oil 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

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 9.00-4.00pm.



#### SALES PARTICULARS & PLANS

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

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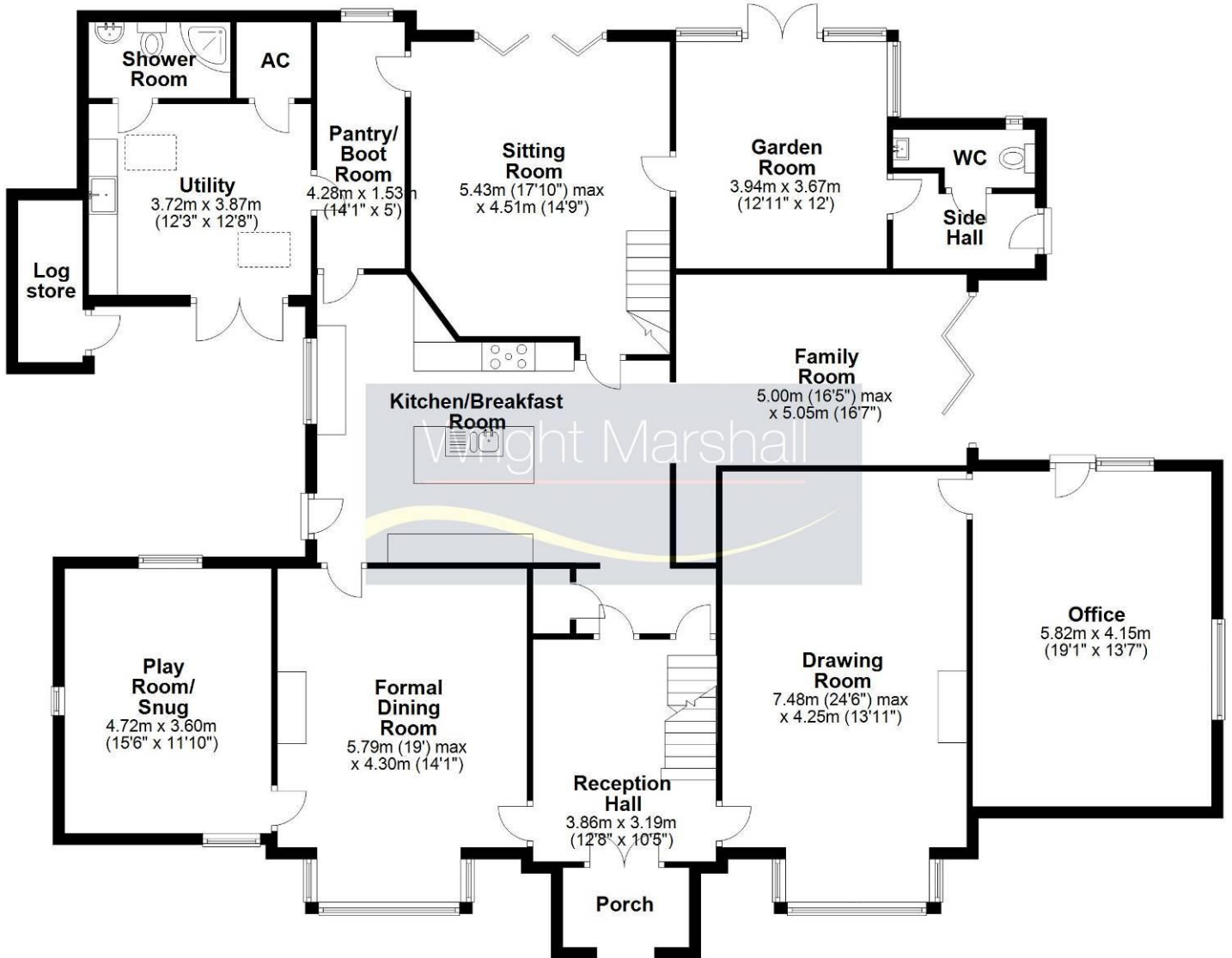






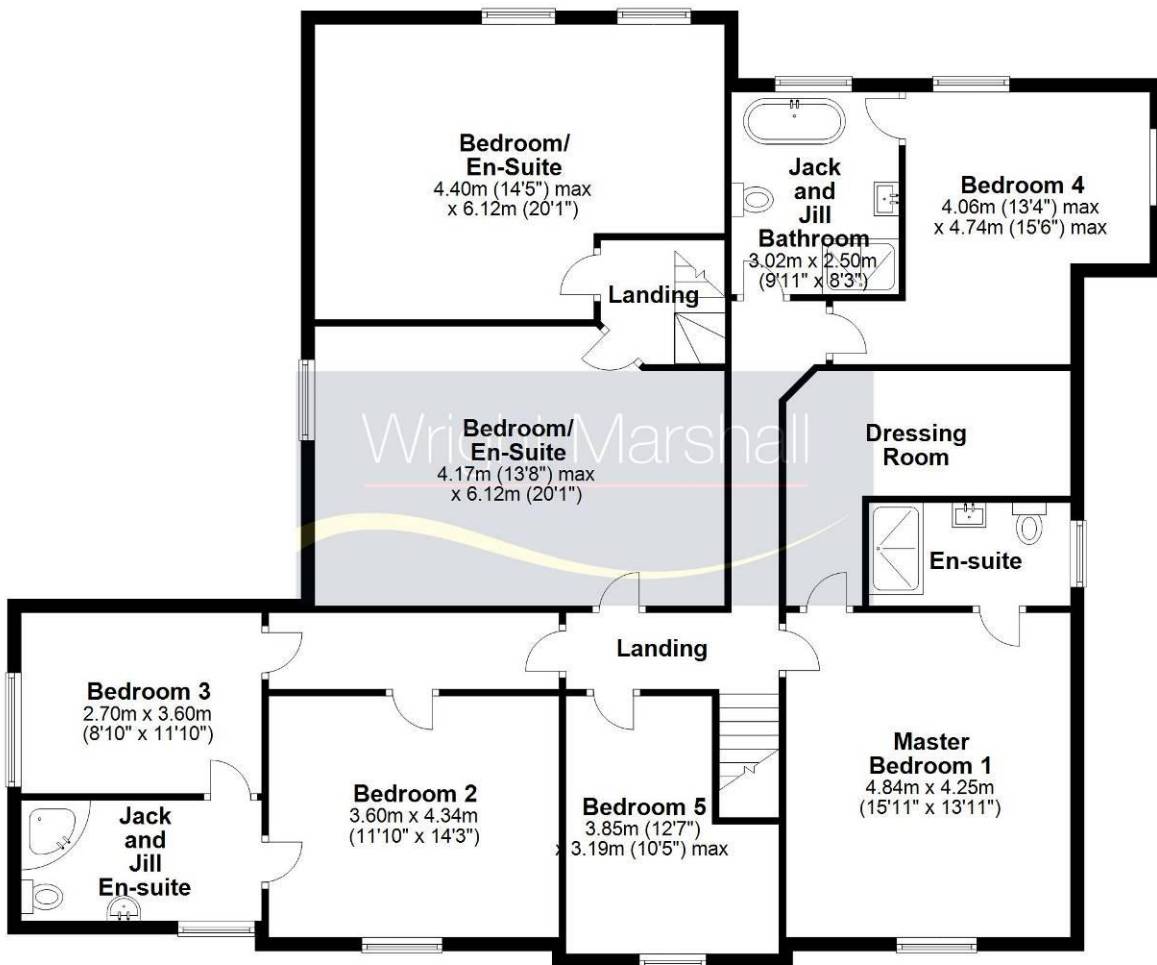
## Ground Floor

Approx. 234.9 sq. metres (2528.6 sq. feet)



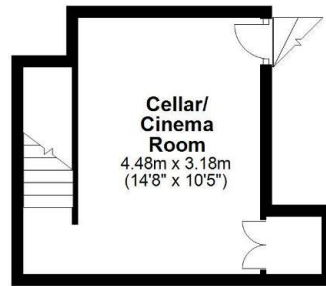
# First Floor

Approx. 172.6 sq. metres (1857.5 sq. feet)



**Cellar/Cinema Room**

Approx. 18.8 sq. metres (202.0 sq. feet)



**NOTES**

Wright Marshall  
Estate Agents

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