



'THE MAYLANDS' | BROAD LANE | STAPELEY | NANTWICH | CHESHIRE | CW5 7QL | OIRO £950,000





# ‘The Maylands’,

## Broad Lane, Stapeley, Nantwich, Cheshire, CW5 7QL

An exceptional refined & substantial ‘landmark’ property of considerable character & appeal within walking distance of Nantwich town centre and enjoying approx 1.5 acres of gardens. Offering a wonderful rare opportunity to purchase a double fronted four bedroom, three bathroom detached property which has been fully restored by the present owners, to create a wonderful family size home. In addition, the property is also in the catchment area for highly regarded primary and secondary schools. The accommodation briefly comprises; Impressive Entrance Hall with decorative ‘Minton’ style tiled floor, generous Living Room with attractive fireplace, Dining Room with fireplace, a naturally light & spacious farmhouse style Kitchen Breakfast Room with French doors to the garden and steps to the Cellar, unusually spacious Utility/Laundry Room, Cloakroom, Shower Room/WC. First Floor Landing, Master Bedroom One with Ensuite Bath & Shower Room, and access from the bedroom to the Balcony with amazing views over the garden and beyond, Three further double Bedrooms and Family Bathroom. The imposing property is approached via a driveway which provides extensive off road parking for numerous vehicles. There is a front lawn edged with hedging & low wall to the front. and side access to the rear via a gate. The rear garden is expansive opening out onto the lawned area with mature Copper Beech tree. There is a large patio seating & entertaining area, and a large timber shed with power, light, water and drainage. There is also a gravelled area with provision for plumbing and electrics, being an ideal space for the construction of a garage ( subject to any necessary consents).

**MUST BE VIEWED TO BE APPRECIATED – NO ONWARD CHAIN**







#### DIRECTIONS

From the Agents Nantwich office proceed along Hospital Street. Turn right at the mini roundabout passing Morrisons & at the roundabout by 'Chic Interiors' turn left into Wellington Road. Continue over the level crossing continuing into Audlem Road (A529). Proceed ahead where the road continues into Broad Lane & the property will be observed on the hand side, marked by our for sale board.

#### STAPELEY & SCHOOLS

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

- 1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: [info@brineleas.co.uk](mailto:info@brineleas.co.uk) (Ofsted good).
  - 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: [admin@stapeleybl.cheshire.sch.uk](mailto:admin@stapeleybl.cheshire.sch.uk) (Ofsted outstanding).
  - 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: [peartreeprimaryadmin@cheshire.gov.co.uk](mailto:peartreeprimaryadmin@cheshire.gov.co.uk) (Ofsted good).
- (Other excellent schools are also located within the town).

#### 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;

#### RECEPTION HALL

Attractive quality wooden entrance door with decorative stained glass panels provides access into the impressive Entrance Hall. Elegant stairs with decorative detailing rise to the first floor, doors to both the Living Room & Dining/Sitting Room and kitchen. Ceiling coving, two ceiling light points, radiator, and 'Minton' style decorative tiled floor.







#### LIVING ROOM (RECEPTION ONE)

Elegantly proportioned & enjoying a pleasant dual aspect. Exuding character & style, there are two sash windows to the front & side elevations, ceiling coving, two ceiling lights, two radiators, television & telephone points, superb original wood block flooring. There is also an ornate cast iron fireplace with decorative tiled surround & tiled hearth.

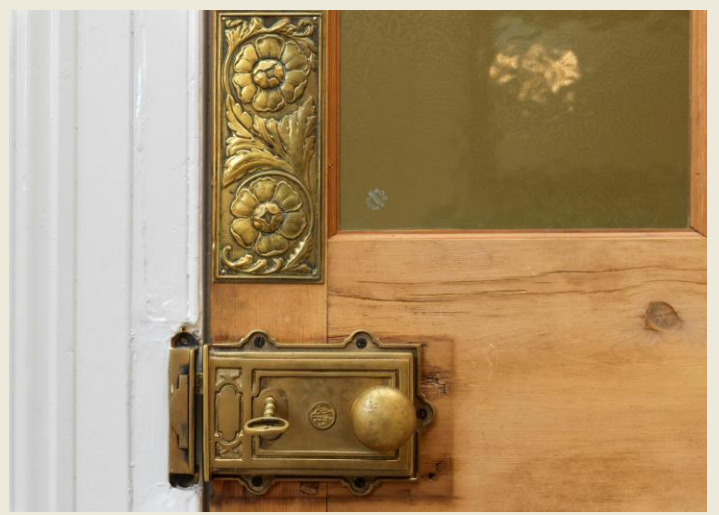






#### DINING ROOM /SITTING ROOM (RECEPTION TWO)

An excellent proportioned reception room which is naturally light and indeed versatile/ Sash window to the front elevation, beautiful attractive cast iron fireplace with decorative tiles and tiled hearth, ceiling coving, ceiling light with rose, radiator, television point, telephone point.







#### BREAKFAST KITCHEN

Wonderfully light & spacious with high ceilings, the room is presented in a characterful farmhouse style being sympathetic to the origins and integrity of the farmhouse.

The farmhouse style kitchen is comprehensively well equipped with a range of highly attractive pale cream coloured wall, base and drawer units with solid wooden work surfaces incorporating a 'Belfast' style sink and etched drainer. Rangemaster cooker with two ovens, grill & warming drawer, six gas burners and an extractor hood over. Integrated dishwasher. Ample space for table & chairs beneath the over head hanging pan rack with height adjustment & integrated lighting. High sash windows to either side of the spacious room, double glazed French doors to the side providing access to the garden. Ceiling coving, ceiling spotlights, under cupboard lighting, television & telephone points, quarry tiled flooring. Door to the side leading to the driveway. Door & steps leading to the Cellar, door to the Cloakroom with Shower Room/WC beyond & door to the Utility / Laundry Room.





#### CELLAR

Fitted with lighting.

#### UTILITY / LAUNDRY ROOM

An unusually large utility / laundry room with sleek white wall, base & drawer units with work surfaces incorporating a stainless steel sink unit. Integrated fridge, freezer and with additional space and plumbing beneath for two washing machines and two tumble dryers. 'Worcester' gas central heating boiler. Ceiling spotlights, under cupboard lighting, radiator, attractive tiled flooring. Double glazed windows to both elevations and a wooden door to the side providing access to the driveway.



#### CLOAKROOM

Built in cupboards, ceiling light point, radiator, tiled flooring. Door to the Shower Room/WC.

#### SHOWER ROOM / WC

Highly attractive white suite comprising a high level cistern WC, pedestal wash hand basin & a corner shower with a 'Galaxy Aqua' electric shower, fully tiled with glazed screen. Sash windows to the side & rear elevations, ceiling light, extractor fan, towel radiator, part tiled walls, tiled flooring.



#### GALLERIED FIRST FLOOR LANDING

Beautiful stained glass panel feature and also a 'Velux' sky light providing natural light. Ceiling light point and radiator.





#### FAMILY BATHROOM

White suite comprising a 'P-shaped' bath with shower over, wash hand basin in attractive storage unit and WC. Sash window to the front elevation, spotlights, ceiling coving, extractor fan, chrome heated towel radiator, fully tiled walls and laminate flooring.

#### MASTER BEDROOM ONE

Superbly appointed & spacious with magnificent views to the side beyond the balcony. Ceiling light point, ceiling coving, sash windows to either side, two radiators, television point. There are double glazed French doors providing access out onto the contemporary steel & glass balcony with a non slip surface which offers simply amazing views across the land and countryside beyond. Door to the Ensuite.

#### ENSUITE BATH & SHOWER ROOM

Attractive white suite comprising; freestanding bath, a large shower cubicle with rainfall showerhead and separate hand held shower attachment, tiled with glazed screen. Twin wash hand basins on a unit with storage beneath & WC. Sash window to the rear elevation, ceiling coving, spotlights, extractor fan, towel radiator, part tiled walls and tiled floor.

#### BALCONY

#### BEDROOM TWO

An excellent sized double bedroom with built-in wardrobes, drawers and dressing table. Sash window to the front elevation, ceiling coving, ceiling light point, radiator, laminate flooring.

#### BEDROOM THREE

A further excellent sized double bedroom with a sash window to the front elevation, coving, ceiling light point, built-in wardrobes and drawers, radiator, and laminate flooring.

#### BEDROOM FOUR

Another good sized double bedroom with sash window to the rear elevation, coving, ceiling light point with fan, loft access hatch, television & telephone points.

#### EXTERIOR

The fine property is approached via a driveway to the side which provides an excellent amount of off road parking for numerous vehicles with ample turning space.

There is a lawn laid to the front of the property itself with mature trees, hedging & an attractive low wall. Gravelled area & gated access to the rear of the property leading into the expansive lawned garden with a magnificent mature Copper Beech tree.

Edged with part established hedging & part fencing, the rear garden offers a large patio being the perfect spot to sit relax & entertain. The plot overall extends to approximately 1.5 acres which is the perfect degree of space and affords the opportunity to further cultivate etc. There is a gravelled area to the rear of the property with provision for plumbing and electrics – which would be a perfect spot for the construction of a detached single or double garage if required & subject to any necessary consents.

#### AGENTS NOTE

Please note, from the brick wall at the rear of the property to the far side of the rear garden (running effectively North to South), there is a restrictive covenant on the furthest area of land. The previous owners, must be consulted & permission sought direct, should any future owners of The Maylands wish to erect permanent or temporary structures within the aforementioned area of land, subject to any necessary consents in addition via the local council.





**EPC RATING: D**

**COUNCIL TAX BAND: F**

#### **SERVICES**

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

#### **VIEWING**

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto: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.

#### **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.

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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.

#### **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.





MASTER BEDROOM SUITE







STUNNING GALLERIED FIRST FLOOR LANDING







BEDROOMS TWO & THREE







MASTER BEDROOM BALCONY WITH SUPERB VIEWS







GARDENS & GROUNDS







GARDENS & GROUNDS











Area: 1.44 acres (5840.89 m<sup>2</sup>)

Maylands Farm

The Maylands

Maylands Barn

Pond

A 529

46.0m

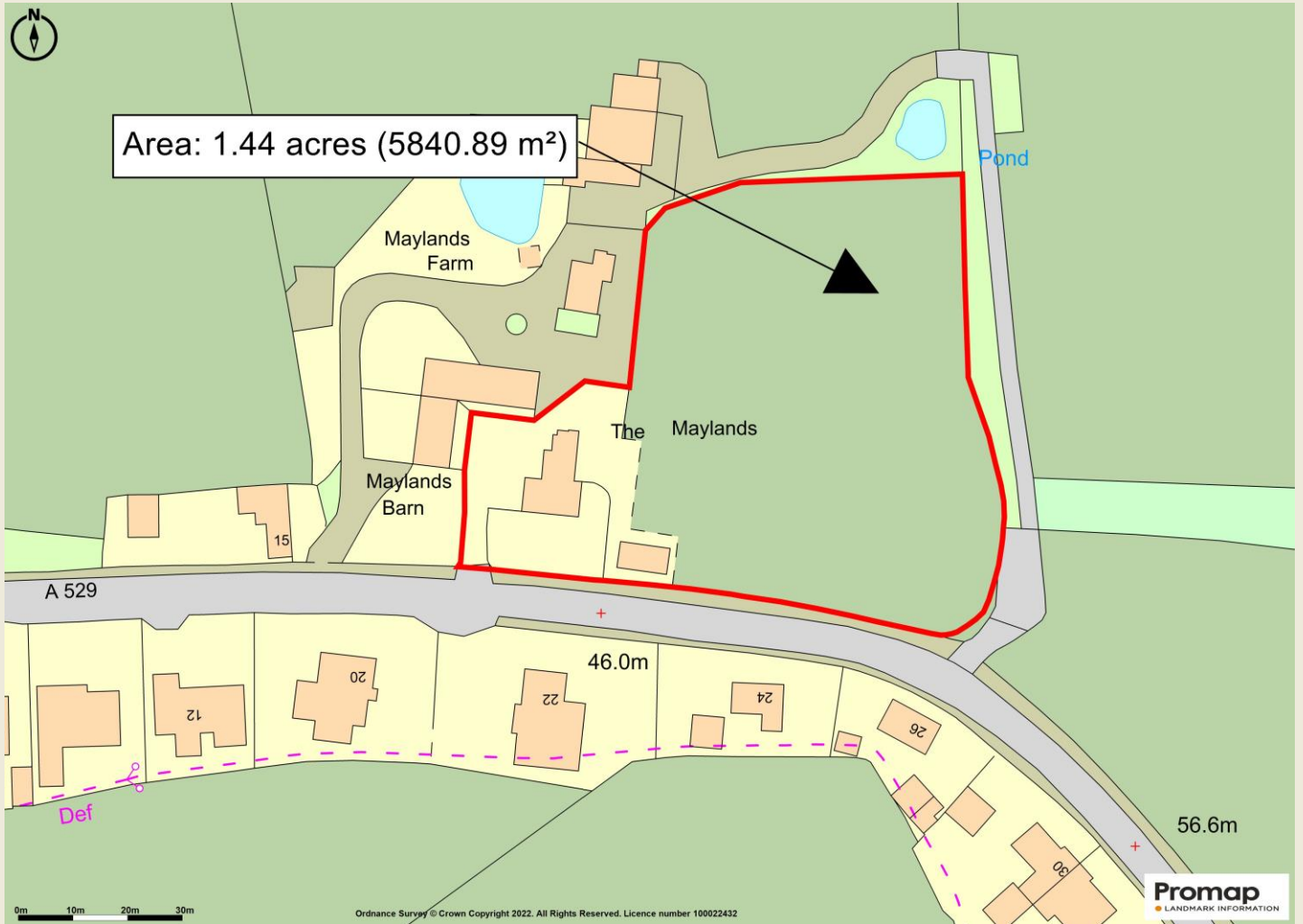
56.6m

Def

0m 10m 20m 30m

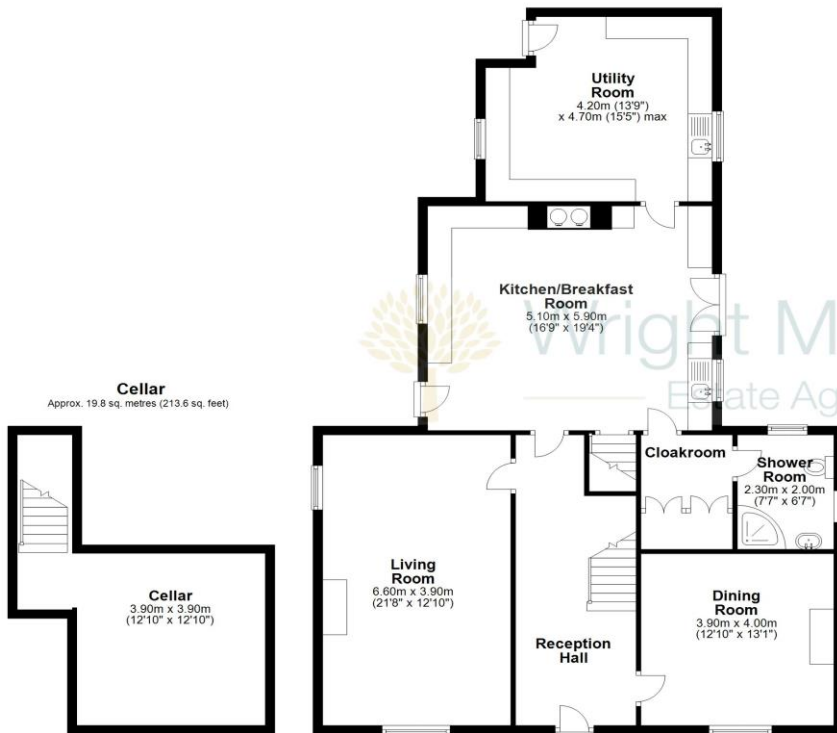
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**Promap**  
LANDMARK INFORMATION





**Ground Floor**  
Approx. 119.0 sq. metres (1281.3 sq. feet)



**First Floor**  
Approx. 98.3 sq. metres (1057.7 sq. feet)



Total area: approx. 237.1 sq. metres (2552.6 sq. feet)  
**Maylands**

**Wright Marshall**  
Estate Agents

**Tel : 01270 625410**

Wright Marshall

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**wrightmarshall.co.uk**