



'STATION VIEW COTTAGE' | STATION ROAD | CALVELEY | TARPORLEY | CHESHIRE | CW6 9JL |
GUIDE PRICE £825,000 - £895,000



A REMARKABLE OPPORTUNITY TO PURCHASE A CHARMING THREE BEDROOM DETACHED COTTAGE, INDEPENDANT ONE BEDROOM SINGLE STOREY ANNEX & APPROX 3 ACRES OF GROUNDS WITH EXCEPTIONAL VIEWS OVER OPEN FIELDS (unmeasured - tbc).

An increasingly rare and extremely exciting opportunity to acquire a charming three bedroom, two bathroom detached country cottage with the benefit of a separate one bedroom single storey annex and approx 3 acres of gardens, grounds including lawn, water feature, vegetable plot & large pond.

Discreetly situated in a most engaging private yet convenient semi rural location there are fine views over the adjoining fields beyond the property itself.

There is also potential development opportunity for the site itself, together with holiday let / rental possibilities etc. Various uses & potential certainly provide so much opportunity for this particularly interesting site.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF POTENTIAL





DIRECTIONS

Proceed out of Nantwich on the A51 towards Barbridge (Chester / Tarporley). Continue along the A51 and just after J.S. Bailey (on your left hand side) turn right just after the railway bridge into Station Road. Proceed ahead where the entrance gate signed 'Station View' will be identified.

LOCATION

Calveley lies close to Tarporley, one of Cheshire's most highly regarded villages that boasts a bustling High Street with diverse selection of shops including convenience stores, fashion boutiques, cafes, restaurants, public houses, primary and high schools and Churches. Other nearby amenities include, ancient castles at Beeston and Peckforton and boating facilities on nearby canals. Within a short drive is the picturesque Delamere Forest. The A49, A51 and A55 are quickly reached by car and rail services to London can be boarded in Crewe and Chester.



NEARBY NANTWICH TOWN (SEE ABOVE PHOTO)

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;

DETACHED COTTAGE:-

ENTRANCE PORCH

LOUNGE (14'5 x 14'5)



CONSERVATORY (14'5 x 9'6)

REAR LOBBY

UTILITY ROOM





KITCHEN DINER (24'3 x 10'2)





MASTER BEDROOM ONE (13'1 max x 10'10)

ENSUITE SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM THREE (8'6 max x 14'5)



BATHROOM

BEDROOM TWO (14'9 x 10'2)





DETACHED SINGLE STOREY ANNEX:-

ENTRANCE PORCH

OPEN PLAN LIVING KITCHEN DINER







BEDROOM

ENSUITE SHOWER ROOM





EXTERIOR

The property is very discreetly positioned beyond a gravelled driveway with right of access, lawned area & tall mature hedging. Expansive lawned parkland style grounds with feature ornamental pond (stocked) and featuring a central bridge and Water Lillies. Extending in all to approx. 3 acres (unmeasured-tbc), the gardens & grounds offer a rich habitat for wildlife and there is also an additional water feature with planting, vegetable plot, numerous specimen trees, chicken coup & and mature hedging to the boundaries with beautiful open fields beyond. There is plenty of off road parking via the vast driveway.

DETACHED DOUBLE GARAGE (19'8 x 19'4)

ATTACHED WORKSHOP (19'8 x 7'10)

EPC RATING: E & D

COUNCIL TAX BAND: D

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired, electric & solid fuel heating to the cottage. No mains heating is presently installed in the annex. **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

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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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.



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, 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.

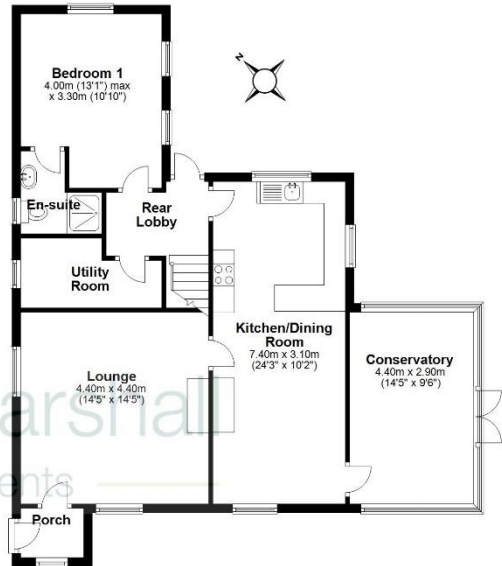
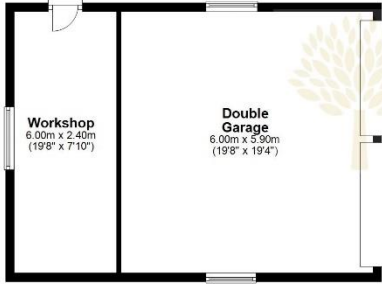
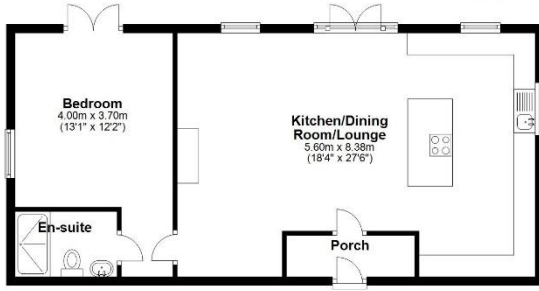






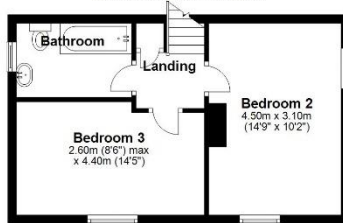
Ground Floor

Main area: approx. 152.2 sq. metres (1637.9 sq. feet)
Plus garages: approx. 59.4 sq. metres (642.4 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Main area: Approx. 186.7 sq. metres (2010.1 sq. feet)
Plus garages: approx. 59.4 sq. metres (642.4 sq. feet)

Station View Cottage

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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