



Wright Marshall
Estate Agents

**EDDISBURY LODGE COTTAGE , DELAMERE,
NORTHWICH CW8 2JD**



FOR SALE BY INFORMAL TENDER

An outstanding opportunity to acquire a detached cottage of immense character and appeal and situated in a sought after rural location. Set in its own private grounds of 0.41 of an acre.

Porch, Reception Hall, Sitting Room, Living Room, Kitchen, Utility, Cloakroom, Conservatory

FF : Landing, Bedroom 1, En-Suite Shower Room, 2 Further Bedrooms, Bathroom

Detached Double Garage

Tenders to be submitted by 12 noon on Thursday 16th September 2021

GUIDE PRICE £450,000 - £550,000 +

The sale of Eddisbury Lodge Cottage, Delamere provides purchasers with an outstanding opportunity to acquire a detached cottage set in its own grounds of 0.41 of an acre in a secluded rural, yet very convenient position. Its access through Delamere Forest over a road and track network enjoying the peace and tranquility as well as open rural views with the Sandstone Trail on its doorstep.

The original cottage is of a considerable age but over the years has been altered and is ready for early occupation whilst also providing the successful purchaser with the opportunity to further alter and adapt and possibly extend, subject to planning permission, to suit their own requirements.

An inspection is strongly recommended to fully appreciate this rural property and its setting.

LOCATION

Delamere lies some 10 miles east of Chester and provides a local shop, public house, parish school, primary school. There are more extensive facilities offered in nearby Kelsall, Frodsham, Tarporley, Northwich, Nantwich and Chester. Leisure facilities close to hand include Delamere Golf Course and the Outward Bound Centre and Go Ape. The area is noted for its natural beauty with the Sandstone Trail and Delamere Forest being nearby. Easily access is available to the M56 and the motorway network via junction 14. The A55 to North Wales, Liverpool and Manchester Airport are within easy reach.



ENCLOSED PORCH

5'11" x 6'0" (1.80m x 1.83m)

Ceramic tiled floor. Glazed double opening doors. Part glazed door to hall.

HALL

12'9" x 8'3" (3.89m x 2.51m)

Double panel radiator. Wall light point. Staircase to first floor. Telephone point.

FURTHER FRONT HALL

6'1" x 7'11" (1.85m x 2.41m)

Presently used as a study. Front entrance door. Single panel radiator.

SITTING ROOM

19'9" x 13'0" (6.02m x 3.96m)

Windows to three elevations. Two double panel radiators. Stone fireplace with raised flagged hearth with cast iron stove and wood mantel. Display niche to right hand side. Wall light point. Beams to ceiling.

LIVING ROOM

13'9" x 13'6" (4.19m x 4.11m)

Panelled radiator. Sealed off fireplace. Dado rail. Glazed door to kitchen.

KITCHEN

16'11" x 7'10" (5.16m x 2.39m)

Range of oak units comprising base units with cupboards and drawers. Matching eye level wall cupboards. Stainless steel single drainer double sink unit. Neff built in double oven. Four ring electric hob.

UTILITY

14'4" x 7'7" (4.37m x 2.31m)

Plumbing for washing machine. Stainless steel sink. Free standing Contour shower unit. Electricity meters. Worcester oil fired central heating boiler. Built in floor to ceiling cupboards. Stable door to outside.

CLOAKROOM OFF

7'0" x 3'9" (2.13m x 1.14m)

With WC. Wash hand basin. Double panel radiator. Built in cupboards.

CONSERVATORY

14'9" x 8'10" (4.50m x 2.69m)

Attached to the house at ground floor level. On dwarf brick wall. Ceramic tiled floor. Glazing. External access.

FIRST FLOOR LANDING

BEDROOM ONE

13'7" x 11'6" (4.14m x 3.51m)

Single panel radiator. Wall light point. Full wall length floor to ceiling fitted furniture comprising four double wardrobes with cupboards over.

EN-SUITE SHOWER ROOM

7'11" x 6'10" (2.41m x 2.08m)

Fully tiled shower cubicle. Vanity unit. Dressing table. Single panel radiator. Wall mirror and shaver point.

BATHROOM

9'9" x 7'11" (2.97m x 2.41m)

With panelled bath with mixer tap and shower attachment. Heritage floral wash hand basin, matching bidet and WC. Single panel radiator. Part tiled walls. Electric shaver point. Airing cupboard housing lagged copper hot water cylinder with immersion heater and shelving.

BEDROOM TWO

13'4" x 9'8" (4.06m x 2.95m)

Single panel radiator. Windows to two elevations.

BEDROOM THREE

10'4" x 10'5" (3.15m x 3.18m)

Single panel radiator. Rural views.

EXTERIOR

Approached over a side wide five bar gate leading onto a flagged driveway providing on site car parking and leading to the garage block. The gardens are lawned with mature borders, trees and shrubs. The oil storage tank can be found to the rear and there is a croft enclosed by post and wire fencing.



GARAGE BLOCK

17'6" x 17'10" (5.33m x 5.44m)

With twin up and over doors. Of block rendered and pitched construction with pitched tiled roof.



LEAN-TO

17'9" x 7'0" (5.41m x 2.13m)

Situated to the side is a timber and brick lean-to.



HENCOTE/GARDEN SHEDS

Beyond is the timber and galvanised fenced enclosed hencote enclosure and two timber and felt garden sheds.

SERVICES

We understand that mains water and electricity are connected or are available. Private drainage. Oil fired central heating.

EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

The property is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise.

Eddisbury Lodge Cottage has the benefit of a right of way off the B5152 through the road and track network through Delamere Forest, its precise position shown on the attached plan.

VIEWING

The property may be inspected by bookable appointments on Thursdays and Sundays between 3 p.m. and 5 p.m. with the Agents' Tarporley office on 01829 731300.

TENURE

We understand the tenure to be freehold.

INFORMAL TENDER

The property is being offered for sale by Informal Tender where tenders are to be submitted on the form enclosed within the sale particulars by 12 noon on Thursday 16th September 2021.

DIRECTIONS

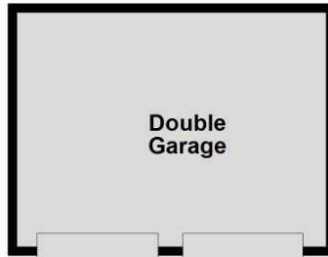
From the agents Tarporley office proceed up the High Street to the roundabout taking the third exit onto the A49. Continue on the A49 and turn left in Cotebrook onto the B5152. Continue on the B5152 going straight across the crossroads at the Fishpool Inn and cross over at Vale Royal Abby Arms (junction with the A556) onto Station Road. Go past Delamere Stores on your left and straight over the new roundabout before turning left at Delamere Station entrance. The road leads into Delamere Forest, keeping to the right of the Forest Commission new car park and go past the Delamere Forest Visitors Centre (on your left). After a short distance there is a sign entrance for Eddisbury Lodge Farm. Immediately opposite the entrance turn left which leads onto the Sandstone Trail and just past the farm buildings Eddisbury Lodge Cottage will be found on the left hand side.

ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

AGENTS NOTE

The sale of this property is subject to probate being granted.



Double
Garage

Ground Floor

Approx. 100.7 sq. metres (1083.8 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.5 sq. feet)



Total area: approx. 156.8 sq. metres (1687.4 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Eddisbury Lodge Cottage, Delamere



Wright Marshall
Estate Agents

INFORMAL TENDER

EDDISBURY LODGE COTTAGE, DELAMERE, NR. NORTHWICH, CHESHIRE, CW8 2JD.

NAME :

ADDRESS:

.....

Telephone:

Email :

Tender is for the purchase of Eddisbury Lodge Cottage, Delamere, Nr. Northwich, Cheshire, CW8 2JD as described and in accordance with the conditions referred to within these particulars of tender.

I would like to submit a tender in the sum of £

Amount In Words

Please provide details of your ability to proceed do you have funds in place:-

Cash Buyer Mortgage Required/Lender

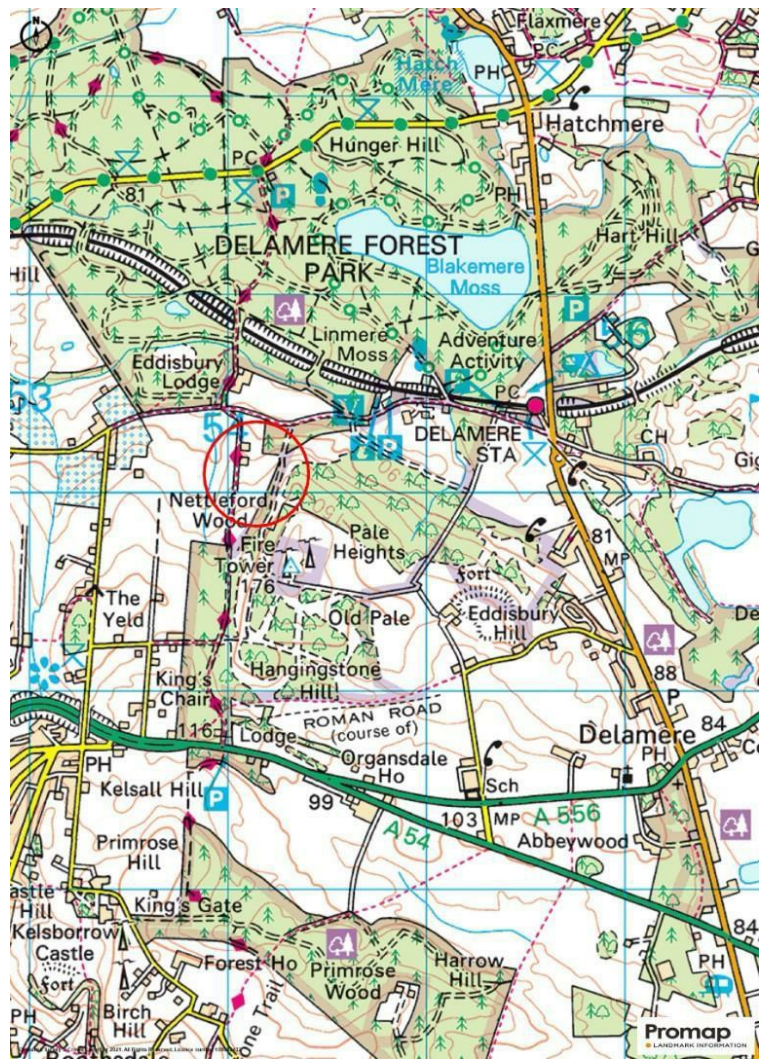
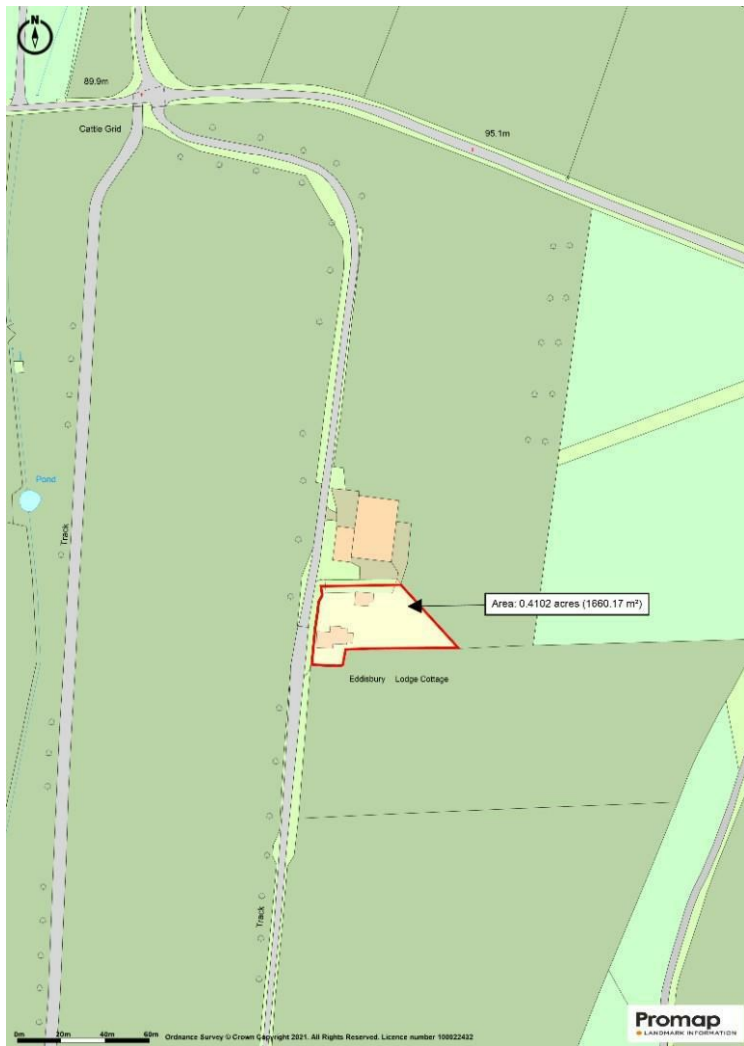
My/Our Solicitor Is:

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**TO BE SUBMITTED TO:- Mr Nigel Eckersley FRICS
WRIGHT MARSHALL, 63 HIGH STREET, TARPORLEY, CHESHIRE, CW6 0DR
NO LATER THAN 12 NOON ON THURSDAY 16TH SEPTEMBER 2021**

- Buxton |
- Chester |
- Crewe |
- Knutsford |
- Nantwich |
- Northwich |
- Tarporley |



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	39	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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CW6 0DR

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements