



For Sale by Private Treaty

Cottage Holding, Winsford Road, Wettenhall, Cheshire, CW7 4DL

DESCRIPTION

A unique opportunity to acquire a quaint country cottage with outbuildings, set in half an acre (or thereabouts) in the heart of Cheshire's rolling countryside. Situated in a rural setting, the site offers picturesque views overlooking the Peckforton Hills and is within touching distance of Tarporley (6 miles) and Nantwich (6.5 miles).

This property has potential to be a superb family home, by either renovating the existing idyllic cottage or knocking down and rebuilding a single residential dwelling on the plot (subject to planning consent).

VIEWINGS

We ask that all viewings of the property are made by private appointment with the selling agent. Please call the office on 01829 773000 or email hollywybergh@roستons.co.uk.

DIRECTIONS

From the Tollemache Arms Public House on the A51 in Alpraham, proceed towards Nantwich turning left on to Long Lane, continuing for 2.6 miles. At the T junction turn right onto Winsford Road, where the property will be found after a short distance on the righthand side.

OVERAGE

The property will be sold subject to an overage provision where the vendor will be entitled to 50% of the uplift in value resulting in any use other than an individual residence. This will be in place for 25 years. This will be triggered upon the grant of any planning consent or if any change of use is obtained.

METHOD OF SALE

The property is to be sold by Private treaty.

Guide Price: Offers in Excess of £325,000

Rooms

Ground floor

Porch – Door to entrance hall, under stairs storage cupboard, staircase to first floor accommodation.

Sitting Room – Open fireplace with a slate surround, aspects to front and rear elevations.

Dining Room – Open fire with brick surround, aspects to front and side elevation.

Kitchen – Aspects over the rear. Door to the outside.

Staircase with window with aspects over the rear to first floor accommodation and landing

First Floor

Landing

Bedroom 1 – Open fireplace, aspects to both sides

Bedroom 2 – Open fireplace, aspects to front and side

Bedroom 3 – Airing cupboard housing hot water cylinder, aspects over the front garden

Bathroom – Bath, low level W.C. wash hand basin

The cottage is set back from the road and has gardens that wrap around the property with ample space to enjoy the countryside views. To the side and rear of the property are brick-built outhouses which include a low-level W/C.

LOCATION

Wettenhall is a hamlet in a rural location with a Public House and Church, situated centrally between the popular village of Tarporley and the historic market town of Nantwich. Calveley Primary School is within 2 miles distance and Secondary Education would be at Tarporley High School, approximately 4 miles away. Crewe Mainline Railway Station is within easy reach, providing daily services to most major cities with Manchester and Liverpool Airports approximately 50 minutes drive.

LAND

There is land within close proximity available to rent, terms to be negotiated with the Vendor.

SERVICES

Mains water and main electricity. The purchasers will be responsible for maintaining the boundary fencing, installing a new septic tank drainage system and a sub-water meter within one month of completion.

TITLE AND TENURE

The property is sold freehold with vacant possession upon completion. The property falls under registered title CH568287.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

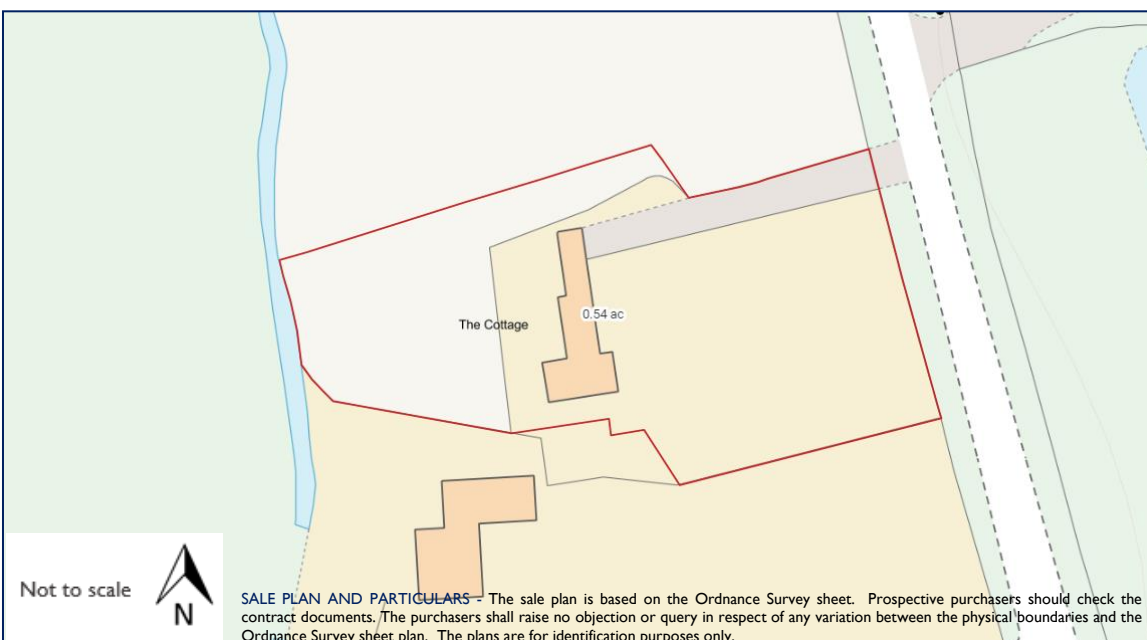
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