



Vine Villa, 16 Cemetery Road, Weston, Crewe, Cheshire, CW2 5LQ

Guide Price £300,000

**BAKER
WYNNE &
WILSON**

GUIDE PRICE £300,000

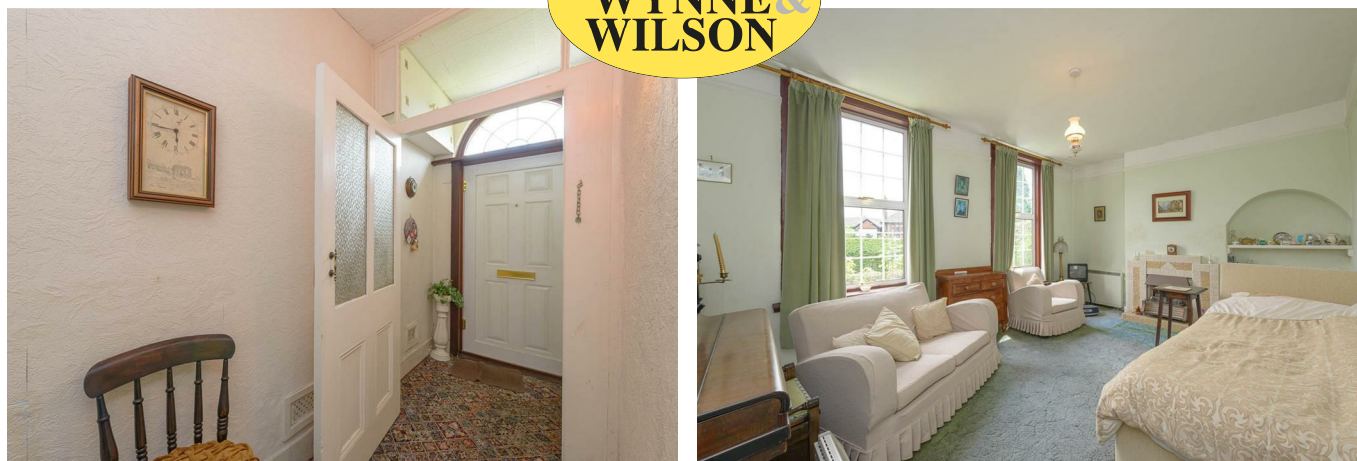
AN INTERESTING DETACHED PERIOD HOUSE IN NEED OF MODERNISATION WITH A RANGE OF OUT BUILDINGS, IN THE HEART OF THE VILLAGE.

SUMMARY

Entrance Hall, Living Room, Dining Room, Sitting Room, Kitchen, Utility/Laundry, Landing/Bedroom, Three further Bedrooms, Bathroom, Storage Heaters, Double glazed windows, Former Coach House and Stable, Barn with basement, Car parking space, Good sized gardens.

DESCRIPTION

Vine Villa comprises a detached period house of considerable character and appeal, constructed of brick under a tiled roof and approached over a shared drive, adjacent to 12 Cemetery Road. The house, formerly The Vine public house, is believed to date back in part from the late 17th century with later Victorian additions. To complement the house there is a traditional brick and tile former coach house and stable with loft above and a brick and tile barn (former dance hall) with basement. The buildings require renovation but could be utilised to suit individual requirements, subject to planning permission.



**BAKER
WYNNE &
WILSON**

LOCATION AND AMENITIES

Weston is a charming village with convenience store/post office, the White Lion public house/restaurant, local church and primary school. Crewe station (London Euston 90 minutes, Manchester 40 minutes) is 2.5 miles and the historic market town of Nantwich 6 miles. The M6 motorway (junction 16) is 4 miles. Newcastle under Lyme 10 miles, Chester 25 miles, Birmingham 50 miles, Manchester 35 miles.

DIRECTIONS

CW2 5LQ. On entering Weston village from Nantwich, turn left by the White Lion on to Cemetery Road and the property is located on the right hand side.

THE ACCOMMODATION COMPRISES

with approximate measurements

ENTRANCE HALL

11'6" x 4'3"

LIVING ROOM

16'6" x 11'10"

Tiled fire place, shelving, picture rail, two double glazed windows, storage heater.

DINING ROOM

18'0" x 17'1" "

Painted slate fire place, Minton tile floor, under stairs store, storage heater.

INNER HALLWAY

5'2" x 5'4"

Minton tile floor, fitted cupboard, sky light.



SITTING ROOM

14'0" x 12'4"

This was the former bar. Tiled fire place, three windows, storage heater.

WALK IN PANTRY

11'6" x 3'0"

Quarry tiled floor.

KITCHEN

9'1" x 8'1"

Stainless steel double drainer sink unit with cupboards and drawers under, floor standing cupboard and drawer unit with worktop, wall cupboards, tiled floor, plumbing for washing machine.

UTILITY/LAUNDRY

21'2" x 8'11"

Paved floor.

STAIRS FROM DINING ROOM TO FIRST FLOOR LANDING/BED

12'0" x 11'9"

Double wall light.

MASTER BEDROOM

14'1" x 12'4"

Cast fireplace, double wall light, two double glazed windows, storage heater.

BEDROOM 2

11'8" x 11'8"

Picture rails, access to loft, direct access to bedroom number three.

BEDROOM 3

11'9" x 12'0"

Painted timber fire surround, fitted cupboard, picture rail.

BATHROOM

11'7" x 8'8"

White suite comprising panel bath with Triton shower over, pedestal hand basin and low flush WC, cylinder and airing cupboard.

OUTSIDE

WC and coal house.

Brick store, brick built, tiled roof former Coach House (GARAGE) 17'0" x 12'1" and stable 17'0" x 14'1" with loft above. Brick built tiled roof BARN 43'5" x 18'11" with basement. Car parking space.

GARDENS

The small front garden is lawned with rose border and hedge row. To the rear there is a good size, part walled garden.

SERVICES

All mains services are available.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

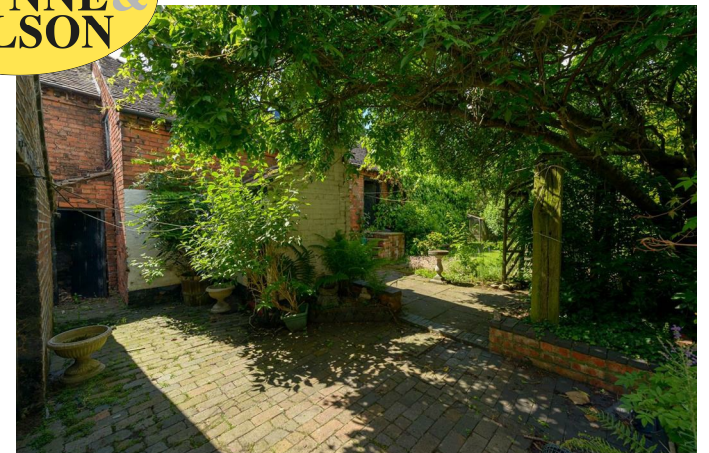
FREEHOLD with vacant possession upon completion.

VIEWING

By appointment with Baker Wynne & Wilson
01270 625214

www.bakerwynneandwilson.com





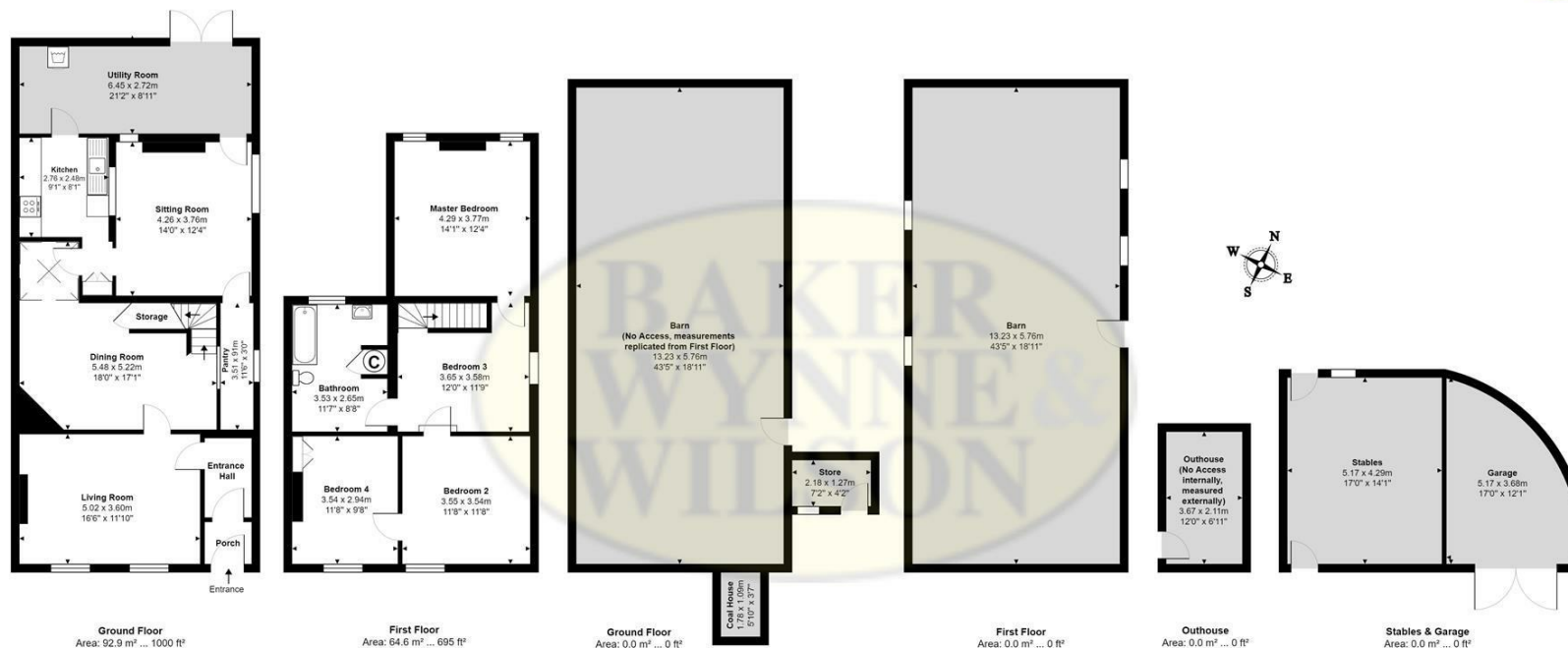
**BAKER
WYNNE &
WILSON**



**BAKER
WYNNE &
WILSON**



16 CEMETERY ROAD, WESTON, CREWE, CHESHIRE, CW2 5LQ



Approximate Gross Internal Area: 157.4 m² ... 1694 ft² (excluding barn (no access, measurements replicated from first floor), barn, coal house, store, outhouse (no access internally, measured externally), stables, garage)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Green House EPC Ltd 2022.

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		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property