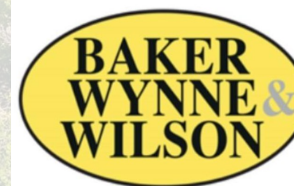




1 Salesbrook Cottages, Salesbrook, Nantwich, CW5 8DR
Guide Price £395,000



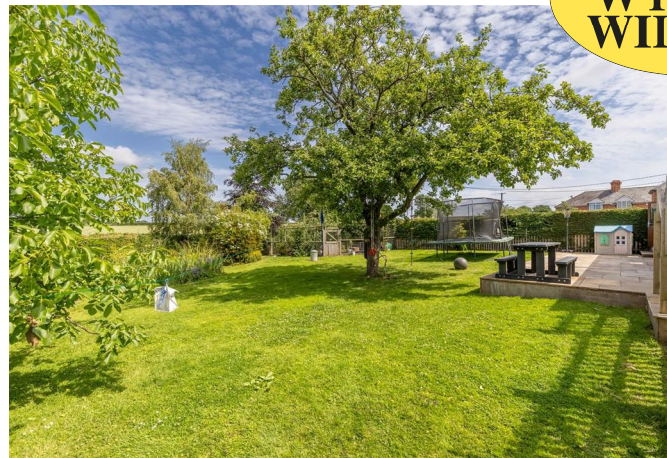
In association with



A TASTEFULLY REFURBISHED AND ENLARGED, 1930'S, SEMI DETACHED HOUSE WITH LARGE GARDENS ENJOYING SOUTH WESTERLY VIEWS OVER COUNTRYSIDE, IN A WONDERFUL RURAL POSITION CLOSE TO THE VILLAGES OF ASTON AND AUDLEM.

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Sitting Room, Living Room, Kitchen/Family/Breakfast Room, Utility Room, Landing, Three Double Bedrooms, Bathroom, Hardwood Double Glazed Windows, Oil Central Heating (part underfloor), Car Parking and Turning Area, Garage, Large Gardens.



DESCRIPTION

The house was built in the 1930's by Cheshire Community Council of brick under a tiled roof. It has been cleverly enlarged and reconfigured in recent years. Of particular note is that the improvement works and extension have actually enhanced and not diminished the original character. The dual aspect living room and triple aspect principle bedroom form part of the extended section of the house but was crafted with great care and sympathetic use of materials. These rooms deliver views of the garden and open countryside beyond. The huge bonus with this property is the superb kitchen/family/breakfast room with bespoke kitchen furniture and French windows to the South facing terrace.



**BAKER
WYNNE &
WILSON**



LOCATION & AMENITIES

1 Salesbrook Cottages is situated close to the village of Aston (1 mile) and Audlem (3 miles) in a very attractive rural setting. This area contains some of the most delightful unspoilt countryside, including the picturesque Combermere Abbey.

Nantwich (5 miles) is an easy drive for most facilities and Audlem can be easily accessed by footpath and the Shropshire Union Canal.

Audlem is an attractive country village, the centre of which is designated as conservation area, well known for its historic church dating back to 1279. It provides a number of local shops including chemist, butchers, local co-operative store, health centre, modern primary school, two restaurants, cafe, three public houses and a wide variety of community activities.

On the educational front, there are primary schools in Audlem, Wrenbury and Sound and the house lies in the catchment area for Brine Leas High

School/BL6 Sixth Form.

Nantwich (5 miles) offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe mainline railway station (10 miles) offers direct access to London Euston in 90 minutes and junction 16 of the M6 motorway is approximately 11 miles distance. Chester 18 miles, Stoke on Trent 20 miles, Manchester and Liverpool 40 miles.

DIRECTIONS

From Nantwich, head South of the A530 past Nantwich lake, towards Aston. In about five miles turn left in the centre of Aston on the crossroads into Sheppenhall Lane, continue for 1.1 mile, turn right into Salesbrook Lane and the property is located almost immediately on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Tiled floor.



RECEPTION HALL

9'9" x 3'6"

Oak floor downstairs store, radiator.

CLOAKROOM

6'6" x 4'5"

White suite comprising low flush W/C and pedestal hand basin, quarry tiled floor, radiator.

SITTING ROOM

14'9" x 11'9"

Brick fireplace with raised tiled hearth and Clearview wood burning stove, oak flooring, two radiators, folding doors to kitchen/family/breakfast room.

KITCHEN/FAMILY/BREAKFAST ROOM

21'7" x 16'3"

Range of bespoke fitted furniture comprising stainless steel one and half bowl sink unit in granite surround with cupboards under, floor standing cupboard and drawer units with granite worktops, pantry cupboard, breakfast bar, desk, shelving, wall cupboards, Hotpoint cooker with Falcon extractor hood above, sold fuel Rayburn for cooking and

back up domestic hot water, plumbing for dishwasher, tiled floor, double glazed window, double glazed French windows to rear, two double glazed roof lights, radiator.

LIVING ROOM

15'8" x 15'5"

Terracotta floor tiles with underfloor heating, two double glazed windows, fitted cupboard.

UTILITY ROOM

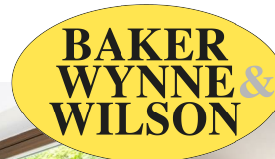
13'7" x 8'9"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, cupboard housing oil fired central heating boiler, terracotta floor tiles with underfloor heating, plumbing for washing machine, two double glazed roof lights, four panel double glazed window,

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

9'9" x 9'2"

Access to loft.



BEDROOM NO. 1

15'9" x 15'6"

Four double glazed windows enjoying views to the North, South and West, radiator.

BEDROOM NO. 2

12'1" x 11'9"

Radiator.

BEDROOM NO. 3

11'9" x 9'5"

Radiator.

BATHROOM

10'2" x 7'3"

White suite comprising panel bath with rain head shower and hand held shower over, low flush W/C and vanity unit with inset hand basin, fully tiled around bath, boarded floor, shaver point, radiator.

OUTSIDE

Car parking space. Galvanised constructed single GARAGE. Interior lighting, outside power points, Indian stone flagged terrace to the rear.

GARDENS

The large gardens enjoy a South Westerly aspect over open countryside and a form a particularly feature of the property. They are extensively lawned with raised flower and soft fruit

borders, pond, enclosed orchard and hedgerow boundaries.

SERVICES

Mains water and electricity. Shared septic tank drainage maintained by the Guinness Partnership. Solar panels. 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.

COUNCIL TAX

Band D.

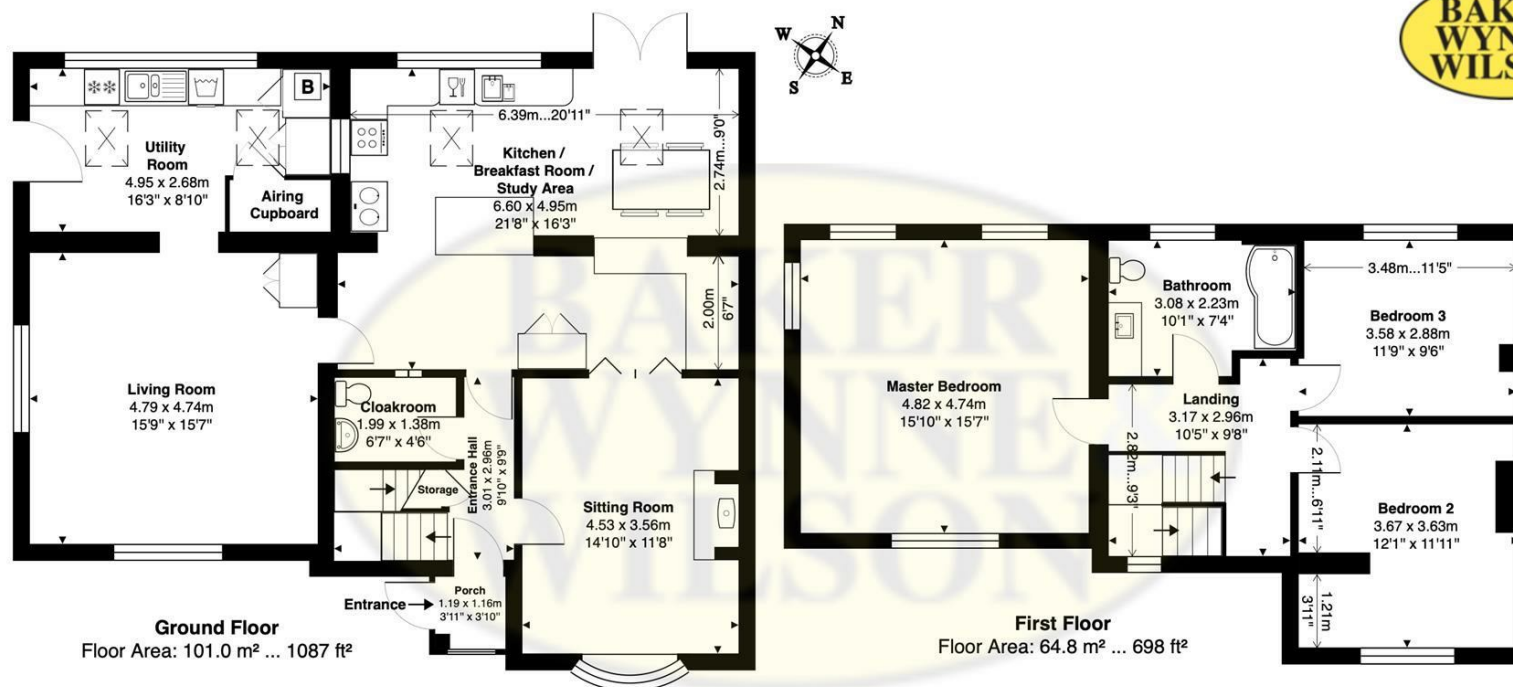
VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson. Telephone: 01270 625214



**BAKER
WYNNE &
WILSON**





1 SALESBROOK COTTAGES, SALESBROOK LANE, ASTON, NANTWICH, CHESHIRE, CW5 8DR

Approximate Gross Internal Area: 165.8 m² ... 1784 ft²

Whilst 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 Leon Sancese from Green House EPC 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(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 firms employment has the authority to make or give any representation or warranty in respect of the property