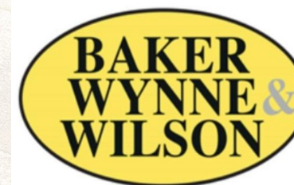




Lyndhurst, Nantwich Road, Wrenbury, Nantwich, CW5 8EW

Guide Price £375,000



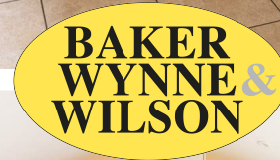
In association with



A FINE, 1930'S, DETACHED HOUSE WITH WELL NURTURED SOUTH FACING GARDENS, HOLDING AN EXCELLENT, SLIGHTLY ELEVATED, POSITION OVER LOOKING THE BOWLING GREEN IN THE HEART OF THE VILLAGE.

SUMMARY

Entrance Porch, Reception Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Cloakroom, Rear Porch, Landing, Three Bedrooms, Shower Room, Oil Central Heating, uPVC Double Glazed Windows, Attached Garage, Wash House, W/C and Coal Store, Car Parking Space. 85 foot South facing rear garden. About .18 of an acre.



DESCRIPTION

Lyndhurst, built in 1939 by Kings of Wrenbury of brick under a tiled roof, stands nicely back from the house, fronted by a large flagged car parking and turning area. It comes to the market for the first time in 52 years. This lovely individual house is a great example of 1930's architecture and benefits from a wonderful plot of .18 of an acre.

Lyndhurst extends to about 1,250 square feet plus the garage and out offices. While immediately attractive and appealing, it presents vast potential to be enlarged, subject to planning permission.



**BAKER
WYNNE &
WILSON**



LOCATION & AMENITIES

Lyndhurst is located a short stroll from Wrenbury village centre. Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a shop/post office, catering for the educational, recreational and shopping needs of the villagers. This includes a doctors surgery and dispensary, a local railway station, a regular local bus service, excellent pub/restaurant and a primary school. Alternatively, the towns of Nantwich, Crewe and Whitchurch can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main

line railway station is also nearby and the major Crewe terminal with express line to London Euston (90 minutes) only 9 miles away. The market towns of Nantwich (5 miles) and Whitchurch (6 miles), Chester (19 miles) and Tarporley (11 miles) are within easy reach.

DIRECTIONS

From Nantwich proceed along Welsh Row, turn left into Marsh Lane, proceed for 4.5 miles into Wrenbury and the property is located on the left hand side, opposite the Bowling Green.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

14'7" x 6'11"

uPVC entrance door, understairs store with quarry tiled floor and shelving, central heating radiator.



SITTING ROOM

14'4" into bay x 12'4"

Stone fireplace with slate mantle, double glazed bay window, ceiling cornices, radiator.

DINING ROOM

13'0" x 12'4"

Two double glazed windows, built in cupboards, radiator.

KITCHEN/BREAKFAST ROOM

14'5" x 9'4"

Refitted in 2014. One and half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and grill, four burner ceramic hob unit with extractor hood above, integrated refrigerator, freezer, and dishwasher, Hotpoint washing machine, tiled floor, inset ceiling lighting, kick heater, radiator/towel rail.

CLOAKROOM

6'6" x 3'2"

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

REAR PORCH

5'9" x 2'11"

Quarry tiled floor.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Access to loft.

BEDROOM NO. 1

12'11" x 12'4"

Two double glazed windows, bed light switch, radiator.

BEDROOM NO. 2

12'11" x 12'5"

Two double glazed windows, radiator.

BEDROOM NO. 3

6'11" x 6'10"

Radiator.



SHOWER ROOM

9'2" x 6'10"

White suite comprising low flush W/C and pedestal hand basin, walk in tiled shower cubicle with Triton shower, tiled floor, fully tiled walls, cylinder and airing cupboard, radiator.

OUTSIDE

Attached brick GARAGE 16'6" x 9'3" up and over door, Firebird (2023) oil fired central heating boiler, power and light. Car parking and turning space. Exterior lighting. Outside tap. Oil tank. Garden shed. Brick and tiled Range comprising WASH HOUSE 8'0" x 7'0" with enamel sink. W/C and Coal Store.

GARDENS

The front garden is lawned with herbaceous borders and shrubs. The rear garden is extensively lawned with specimen trees, herbaceous borders, damson tree and two flagged areas.

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

SERVICES

Mains water, electricity and drainage.

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

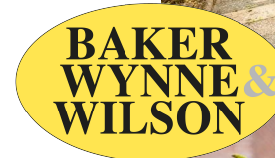
Freehold.

COUNCIL TAX

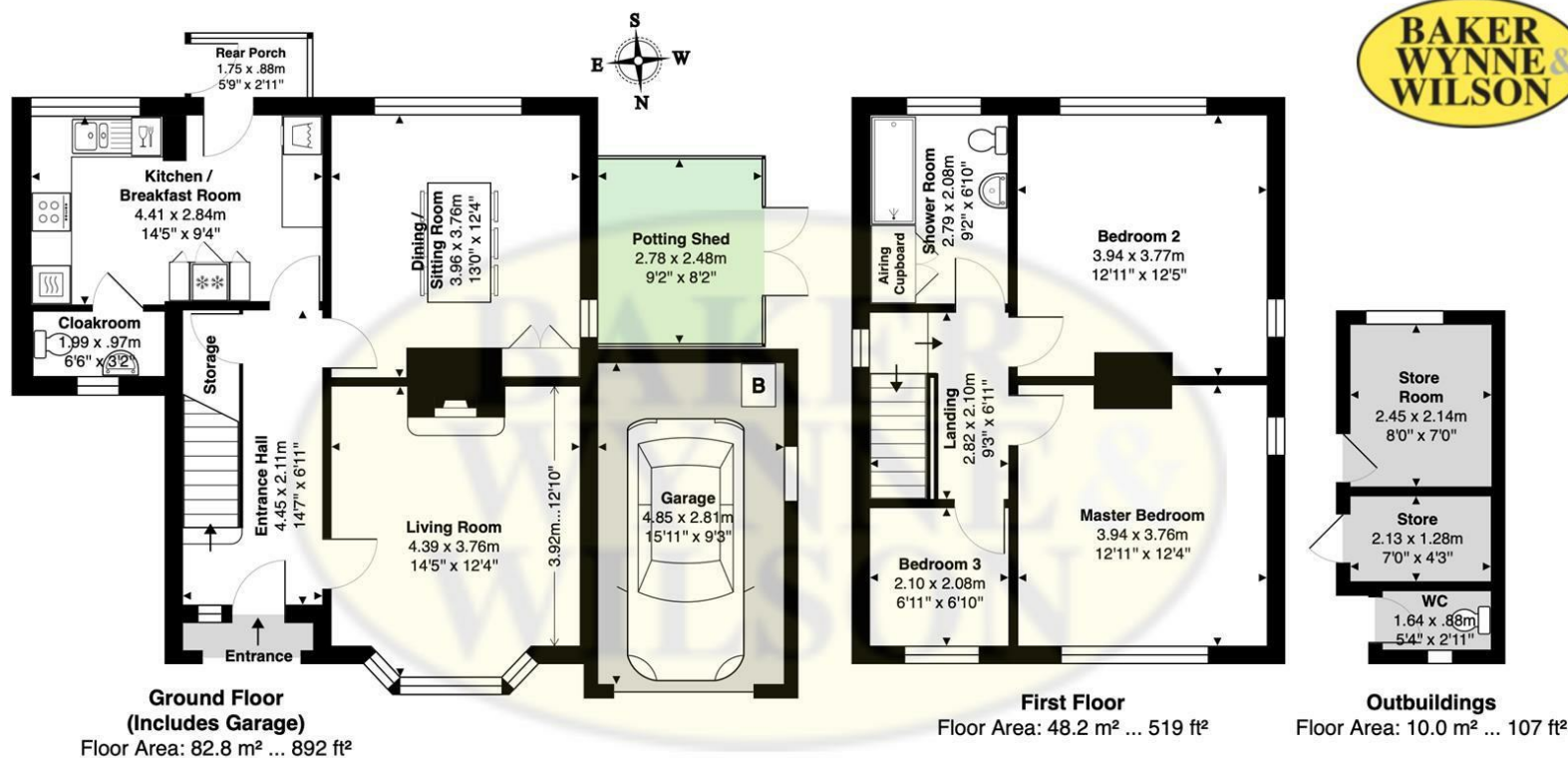
Band E.

VIEWINGS

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







LYNDHURST, NANTWICH ROAD, WRENBURY, NANTWICH, CHESHIRE, CW5 8EW

Approximate Gross Internal Area: 141.0 m² ... 1517 ft² Includes Garage & Outbuildings

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		
(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