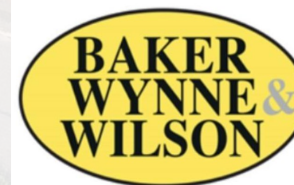




Rose Cottage Sound Lane, Ravensmoor, Nantwich, CW5 8PS
Offers In The Region Of £195,000



In association with



GUIDE PRICE £175,000 - £195,000

A delightful modernised two bedroom extended mid terrace rural Village country cottage 62.8m² (676ft²) with an open front aspect and a large enclosed rear garden.

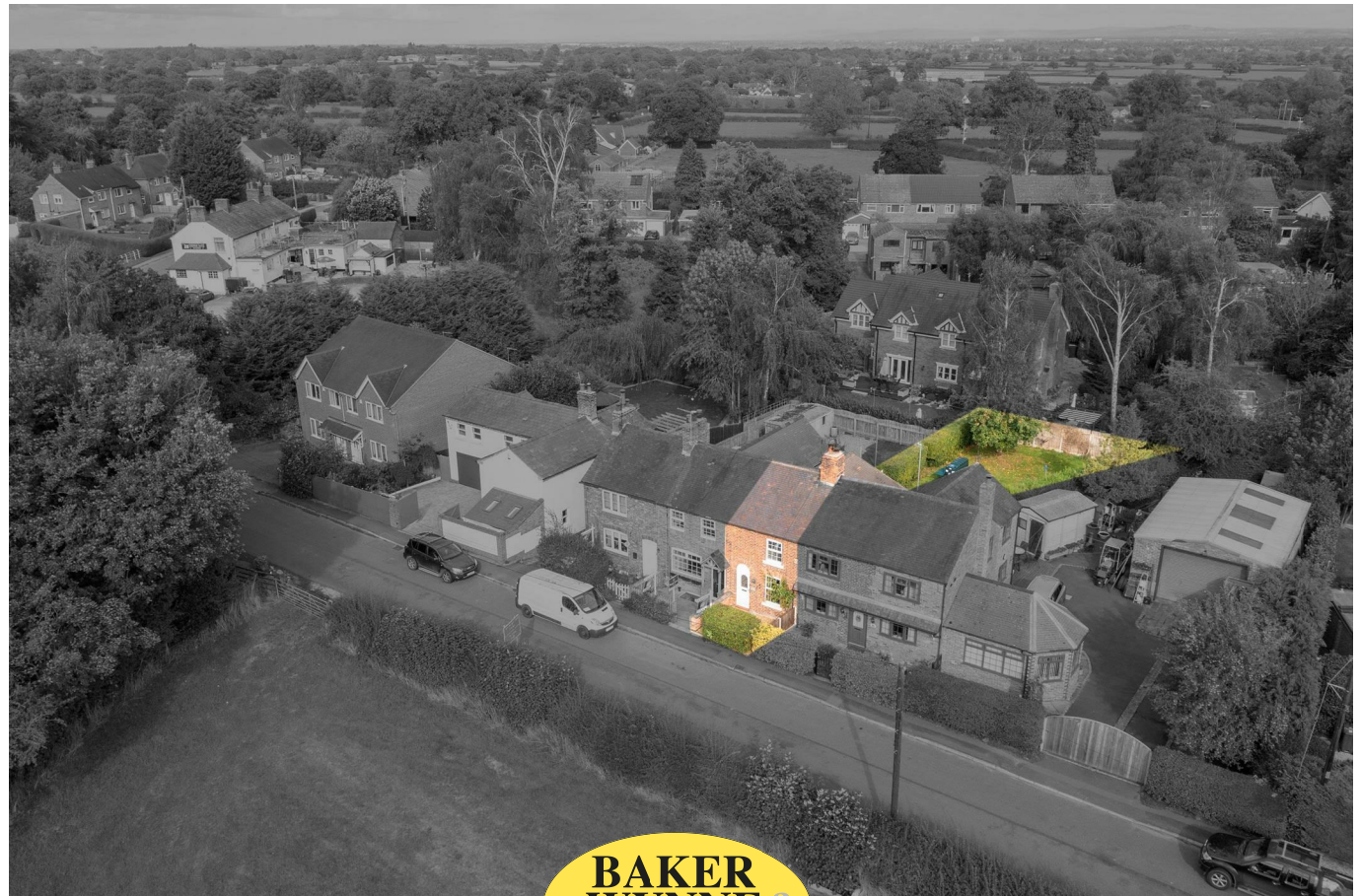
GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

Living in this rural village community means experiencing the best of both worlds: the peaceful joy of country living and the vibrant life of the market town just a short distance away. This lifestyle offers not just a home, but a close-knit community filled with friendships, traditions, and the comfort of familiarity.

BUYER'S WAITING TO HEAR ABOUT YOUR HOME

If you like these details why not request an appraisal with a local expert Mark Johnson. Mark will consider the elements that make your home desirable and maximise its value by accentuating these in your listing. The sale process begins with a free market appraisal of your property.



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OUT AND ABOUT

Rose Cottage occupies an enviable rural Village position to the west of Nantwich, (approximately 2 miles) in an area renowned for glorious open countryside.

Well placed to access the major road networks for those planning to commute with Crewe station less than 7 miles having direct services to London Euston (90 minutes) There are many popular schools at both primary and secondary levels, the nearest being Sound primary, with nearby Acton Primary a similar distance away. Wrenbury and Nantwich schools all within a short traveling distance. Alternatively, The Kings School and The Queens School (20 miles) are popular independent schools in Chester.

The Village Pub "The Farmers Arms" is virtually a minute stroll from the property at the end of the lane and is a recently renovated proper country pub, lovingly restored, with new management and advertising - real ales, great food and regular events and music!



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DIRECTIONS TO CW5 8PS

What3words ///

clocked.print.standards

From Nantwich take the A534

Chester Road along Welsh row, turn left into Marsh Lane, continue for 2 miles, turn left by the Farmers Arms at the crossroad into Sound lane, continue for a short distance and Rose Cottage will be observed on the left hand side.

APPROXIMATE DISTANCES

Connectivity & Convenience

Effortless Commuting: Just 7 miles from Crewe Station (20- minute trains to Manchester, 1.5 hours to London) and M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive

WHY LIVE WITHIN CLOSE PROXIMITY TO NANTWICH TOWN

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and

unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live. Historic Heartbeat - Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400- year trading legacy. - Cultural Heritage: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction. Thriving Lifestyle - Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. - Unique Leisure: Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal. - Highly Rated Education: Outstanding schools like Malbank School and Brine Leas Academy cater to families,

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while Reaseheath College offers vocational excellence. Festivals & Community Spirit - Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. – Year Round Vibrancy: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening

THE TOUR

The accommodation briefly comprises:

GROUND FLOOR

OPEN PLAN SITTING/DINING ROOM

23'1" x 12'1"

uPVC double glazed window with pine sill, uPVC double glazed front entrance door, ornate exposed brick fireplace with fitted electric fire, exposed feature ceiling beam, storage box, electric meter box, radiator, three wall light points, carpet and laminate floor, turned staircase to first floor.

BATHROOM

7'3" x 8'4"

Modern white suite comprising panel bath with shower screen and Triton electric shower over, pedestal wash hand basin, close coupled W/C, chrome heated towel rail, part tiled walls, large airing cupboard with shelving.

KITCHEN

10'4" x 8'0"

Attractive medium oak coloured units to three elevations, circular stainless steel sink unit. Drawers, base cupboards, and shelving, extensive worktops, part tiled walls, ceramic tiled floor, radiator, wall mounted storage and display cabinets. Fitted appliances include: Hotpoint electric oven and grill, Indesit ceramic hob with canopy hood over, built in fridge, undercounter spaces for washing machine and freezer, uPVC double glazed exterior door and rear windows overlooking the rear garden.

FIRST FLOOR

LANDING

Access to loft.



BEDROOM NO. 1

8'9" x 10'11"

Delightful views over open countryside, uPVC double glazed window, twin built in double wardrobes, two radiators.

BEDROOM NO. 2 (Rear)

7'10" x 7'1"

Radiator, uPVC double glazed window.

EXTERIOR (see attached plan)

Front stoned garden with paved pathway, gate and holly hedge, Rear garden -brick built outhouse store, Navien exterior combination oil fired boiler, side gate to pedestrian access for bins etc, expansive rear lawn, oil storage tank, apple tree.

SERVICES

Mains water electricity and drainage, oil fired central heating.

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 B.

CONSTRUCTION

Brick and tile.

VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

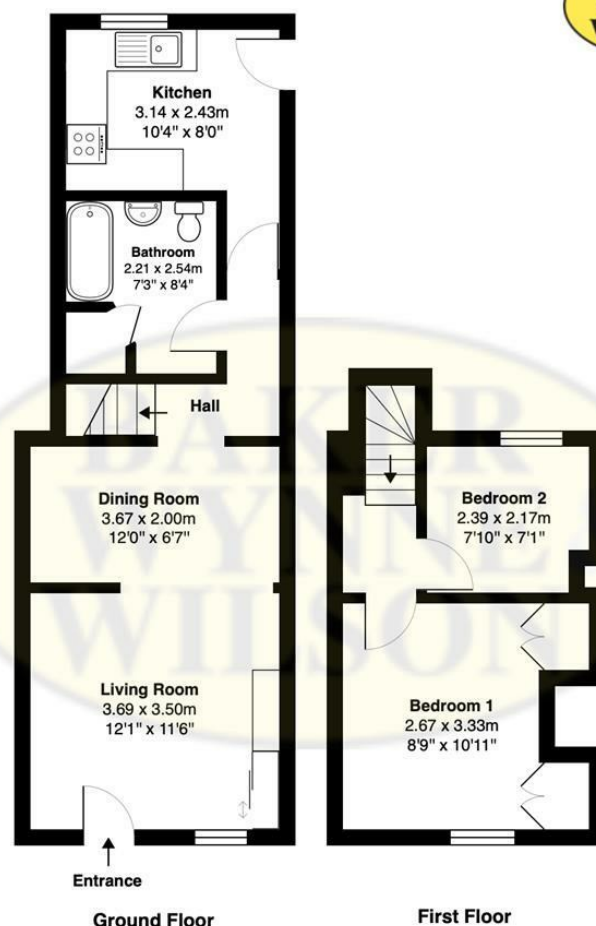
Telephone: 01270 625214



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ROSE COTTAGE, SOUND LANE, RAVENSMOOR, NANTWICH, CHESHIRE, CW5 8PS

Total Area: 62.8 m² ... 676 ft²

All measurements are approximate and for display purposes only

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