



Woodsorrell Cottage Sound Lane, Sound, Nantwich, CW5 8BE  
Guide Price £595,000

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WYNNE &  
WILSON**



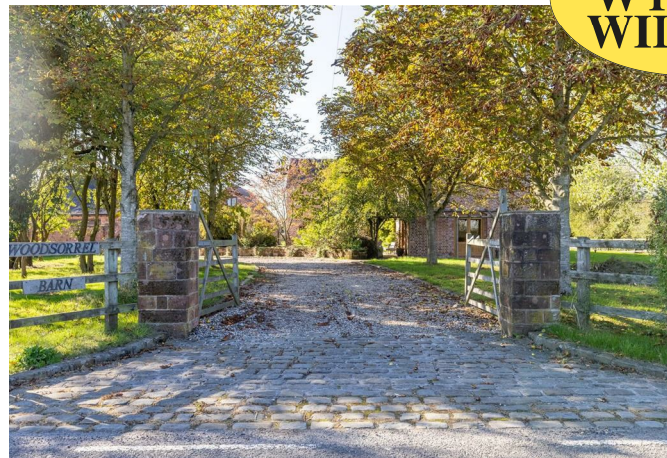
AN IMPRESSIVE AND  
AESTHETICALLY APPEALING SEMI  
DETACHED BARN CONVERSION  
IN A FANTASTIC GARDEN  
SETTING OVERLOOKING  
COUNTRYSIDE, THREE MILES  
FROM NANTWICH TOWN  
CENTRE

#### SUMMARY

Reception Hall, Plant Room,  
Cloakroom, Living Room, Sitting  
Room, Kitchen/Breakfast Room,  
Landing, Bedroom, Bathroom,  
Inner Landing, Bedroom, Bedroom  
with Ensuite Shower Room, Air  
Source Central Heating, Hardwood  
Double Glazed Windows, Car  
Parking Space, Gardens with Pond.



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## DESCRIPTION

Woodsorrell Cottage is a beautifully crafted and carefully designed barn conversion of considerable character and appeal. Constructed of brick under a tiled roof, it stands nicely back from the lane, approached over a shared (with Woodsorrell Barn) sweeping gravel drive leading to a car parking and turning area. It is a substantial country home with warmth and a lovely atmosphere.



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## LOCATION & AMENITIES

Woodsorrell Cottage lies just three miles from Nantwich town centre. The popular pub/restaurant, The Farmers Arms, is half a mile distance. Nantwich hosts many events throughout the year, including the annual jazz festival, the Nantwich show and food festival. There are monthly farmers markets in the Square and a range of performances at Nantwich Players Theatre. The large part of the towns character and charm is the number of boutique shops and independent restaurants, located within the attractive historical buildings. Sound is well placed for access to major road networks with junction 16 of the M6 motorway, 13 miles, Crewe station 8 miles, has direct services to London Euston (90 minutes). The picturesque village of Wrenbury is 4 miles and has a medical centre, primary school, tennis/bowling club, church, public house and

village store/post office.

## DIRECTIONS

From Nantwich take the A534 Chester Road (Welsh Row), turn left into Marsh Lane, continue for two miles, turn left by the Farmers Arms into Sound Lane, continue for about half a mile and the property is located on the right hand side.

## ACCOMMODATION

With approximate measurements comprises:

### RECEPTION HALL

11'1" x 7'8"

Stone floor, beamed ceiling, period style radiator.

### PLANT ROOM

6'0" x 5'6"

Stone floor, cupboard housing cylinder and air source heating controls.

### CLOAKROOM

Heritage suite comprising low flush W/C and hand basin, mirrored cabinet, stone floor, period style radiator.





### **SITTING ROOM**

17'4" x 13'9"

Clearview wood burning stove on stone hearth, beamed ceiling, three double glazed windows, boarded floor, two period style radiators.

### **LIVING ROOM**

17'2" x 11'2"

Double glazed picture window and double glazed French windows, four single wall lights, beamed ceiling, two period style radiators.

### **KITCHEN/BREAKFAST ROOM**

17'2" x 8'9"

Pine floor standing cupboard and drawer unit with inset Belfast sink in granite worktop, pine floor standing cupboard and drawer unit with granite worktop, pine wall cupboards, Bosch extractor hood, plumbing for washing machine, beamed ceiling, stone floor, three double glazed windows, inset ceiling lighting, period style radiator.

### **STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING**

Built in cupboard, two double glazed windows, part vaulted beamed ceiling, period style radiator.

### **BEDROOM**

10'8" x 7'1"

Double glazed window, double glazed roof light, part vaulted beamed ceiling, exposed roof truss, period style radiator.

### **BATHROOM**

20'3" x 5'8" minimum 10'1" maximum

White Burlington suite comprising cast freestanding bath with ball and claw feet and mixer shower, hand basin and low flush W/C, tiled shower cubicle with Lefroy Brooks shower, double glazed window, two double glazed roof lights, part vaulted beam ceiling, two period style radiators.

### **INNER LANDING**

Exposed beam, double glazed window, period style radiator.



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## **BEDROOM**

13'10" x 13'4"

Door to bathroom, part vaulted beamed ceiling, double glazed window, double glazed roof light, period style radiator.

## **BEDROOM**

17'2" x 11'2" overall

Walk in wardrobe, double glazed window, double glazed roof light, period style radiator.

## **ENSUITE SHOWER ROOM**

White heritage suite comprising pedestal hand basin and low flush W/C, tiled shower cubicle with shower, inset ceiling lighting, period style radiator.

## **OUTSIDE**

Attached pergola. Wisteria clad front elevation. Samsung air source central heating boiler. Gravel car parking and turning area.

## **GARDENS**

The gardens are extensively lawned with flagged seating areas and paths, raised borders, apple trees, horse chestnut and a natural pond.

The gardens enjoy open views over the surrounding countryside and provide a lovely setting for the property.

## **SERVICES**

Mains water and electricity, treatment plant.

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.

## **COUNCIL TAX**

To be assessed.

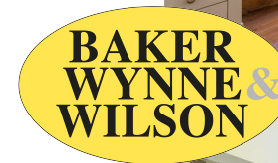
## **TENURE**

Freehold.

## **VIEWING**

Viewings by appointment with Baker, Wynne and Wilson.

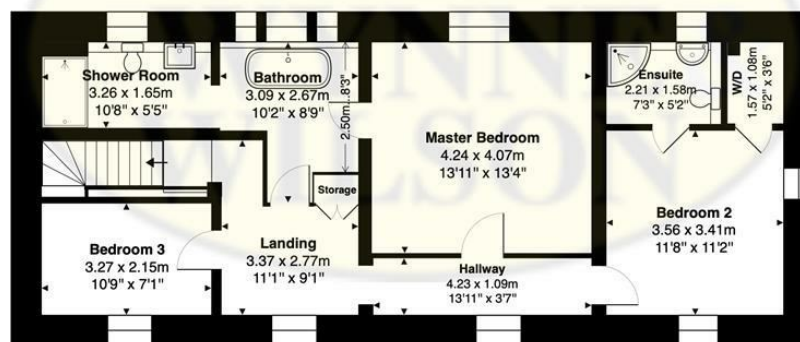
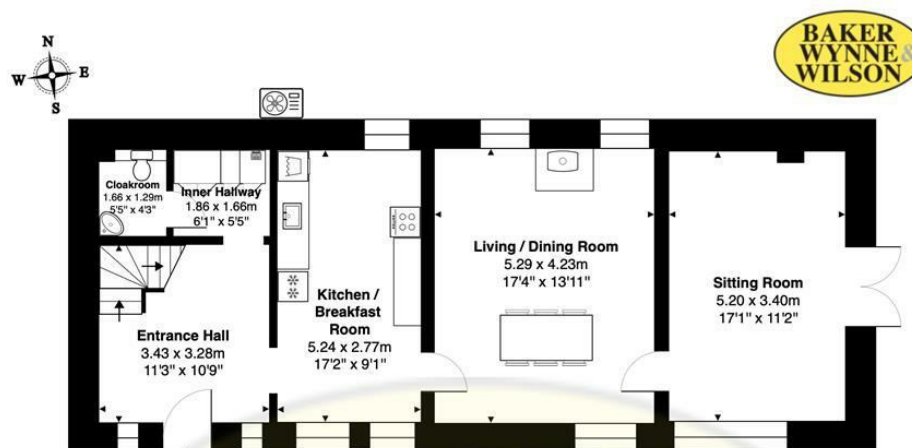
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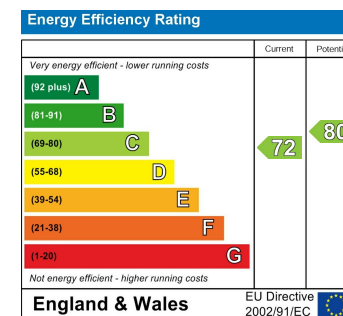




### WOODSORREL COTTAGE, SOUND LANE, SOUND, NANTWICH, CHESHIRE, CW5 7BE

Approximate Gross Internal Area: 150.9 m<sup>2</sup> ... 1625 ft<sup>2</sup>

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.  
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