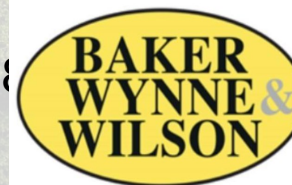




1 Swanley Bridge Cottage, Springe Lane, Swanley, Nantwich, CW5 8

Guide Price £500,000



In association with



GUIDE PRICE £500,000 - £525,000

**A CHARMING, HIGH QUALITY,
SEMI DETACHED CANAL SIDE
COTTAGE WITH MOORING
RIGHTS IN A PICTURESQUE
RURAL LOCATION, ENJOYING A
120 FOOT FRONTAGE TO THE
LLANGOLLEN CANAL, SWANLEY
BRIDGE NUMBER 8**

APPROXIMATE DISTANCES

Nantwich 2 miles.

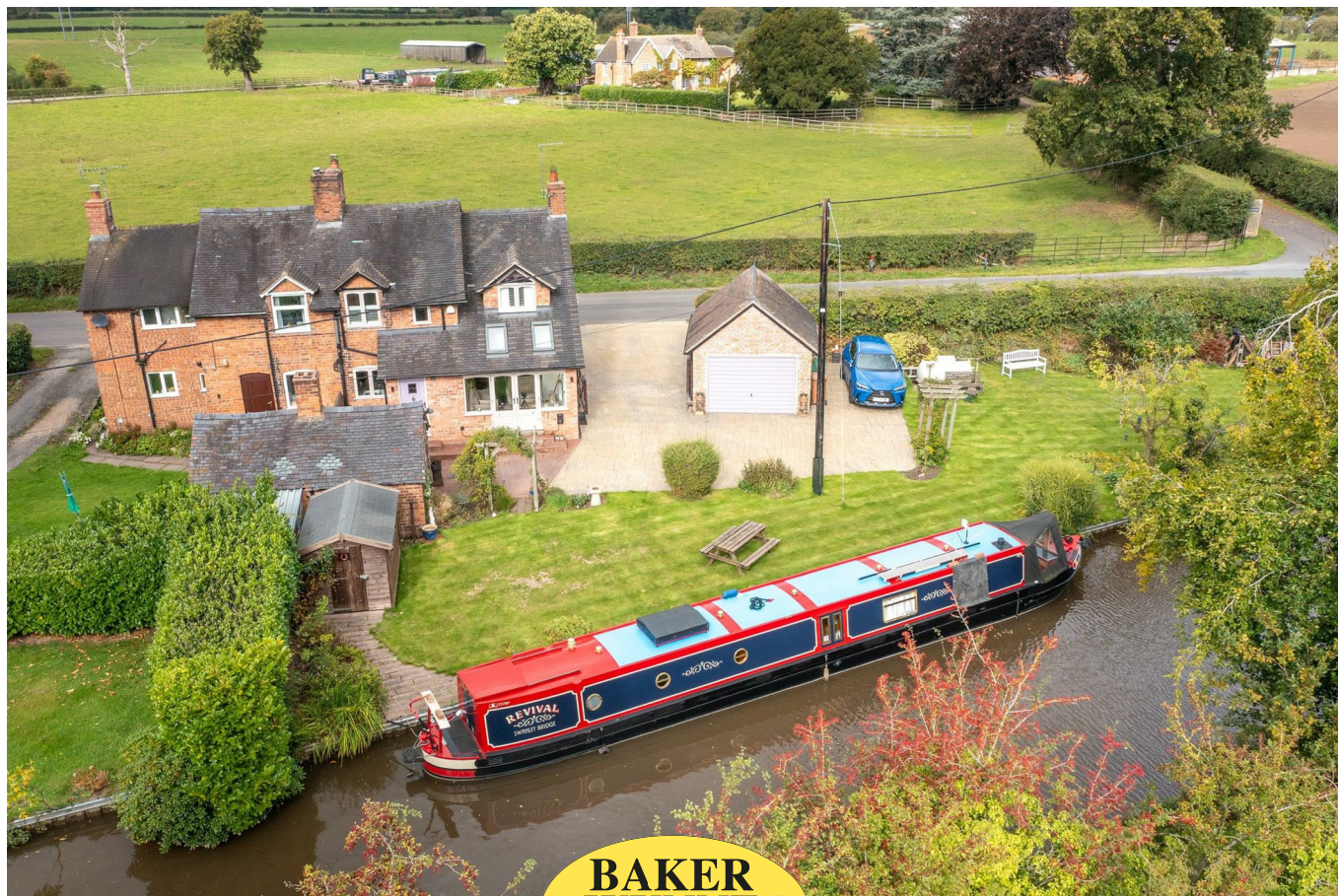
Crewe 6 miles (Intercity Rail
Network London Euston 90
minutes, Manchester 40 minutes)

Chester 18 miles

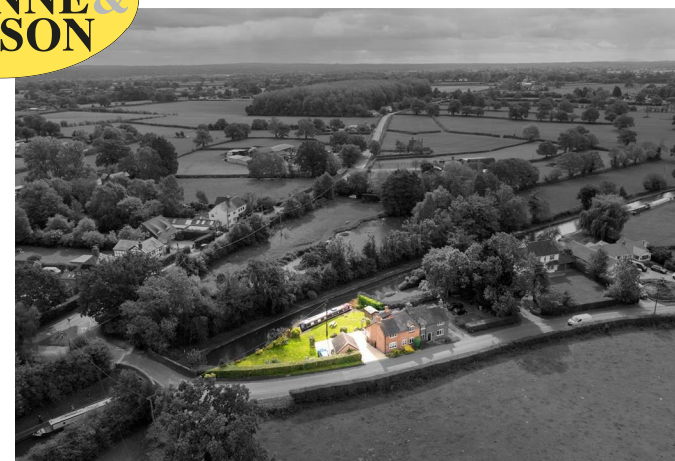
Stoke on Trent 18 miles

M6 Motorway (Junction 16) 12
miles

Manchester International Airport
42 miles



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SUMMARY

Dining Room open to Kitchen, Rear Hall, Cloakroom, Living Room/Garden Room, Landing, Two Bedrooms (could easily be converted to three), Shower Room, Propane Gas Central Heating, Hardwood Double Glazed Windows, Workshop/Utility Room, Brick Garage, Car Parking and Turning Area, Gardens.



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DESCRIPTION

1 Swanley Bridge Cottage, dates back to 1830, is constructed of brick under a tiled roof and approached over a wide imprinted concrete drive leading to a car parking and turning area. The present owners have transformed the cottage over the last twelve years, with a full refurbishment and tasteful enlargement. It has a warm and inviting feel to it.

The cottage has idyllic waterside and rural views that can be enjoyed from most rooms. Rather uniquely, the property has an adjacent mooring right with a 16 amp power supply and indeed, the present owners keep a 17 metre narrow boat.

The gardens extend right up to the non tow path side of the LLangollen canal. It enjoys mooring rights, subject to

confirmation from the Canal and River Trust at a cost about £800 per annum.

In our opinion this delightful, one off cottage, offered with no on going chain will suit those looking for a peaceful retreat, an active boating base, or a unique lifestyle home.

LOCATION & AMENITIES

1 Swanley Bridge Cottage lies about two miles West of Nantwich between Bridge numbers 8 and 9 on the Llangollen canal. The property enjoys a fine situation, within easy daily travelling distance of the main centres of commerce in the North West and The Potteries.

DIRECTIONS

From Nantwich take the A534 Chester Road as far as Acton, turn left by the Church onto the Wrexham Road, continue for half a mile, take the second left turn (signed Swanley and Wrenbury),



proceed for .7 of a mile over the canal bridge and the property will be seen on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

DINING ROOM OPEN TO KITCHEN

20'7" x 12'1"

DINING ROOM

Open fireplace with raised tiled hearth, timber mantle and multi fuel stove, two double glazed windows, tiled floor, underfloor heating, two wall lights.

KITCHEN

Enamel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and grill, four burner hob unit with extractor hood above, plumbing for dishwasher and washing machine, tiled floor, underfloor heating.

REAR HALLWAY

Tiled floor, door to rear.

CLOAKROOM

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

LIVING ROOM/GARDEN ROOM

23'10" x 11'1"

Working fireplace with brick surround, tiled hearth and timber mantle, beamed ceiling, four double glazed windows and double glazed French windows to garden, two double glazed roof lights, four double wall lights, two radiators.

STAIRS FROM DINING ROOM TO FIRST FLOOR LANDING

Access to loft, cylinder and airing cupboard, built in cupboard, radiator.

BEDROOM NO. 1

18'5" maximum x 11'2"

This bedroom could readily be converted into two



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bedrooms, fitted wardrobes (one triple, one double), access to loft, part vaulted ceiling, two double glazed windows (one with shutters), two radiators.

BEDROOM NO. 2

12'1" x 10'1" maximum
Single wardrobe, radiator.

SHOWER ROOM

9'8" into shower x 5'8"
White Savoy suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with rain head shower and hand held shower, part tiled walls, double glazed window with shutters, chrome radiator/towel rail and electric towel rail.

OUTSIDE

Imprinted concrete car parking and turning area. Car charging point, WORKSHOP/UTILITY STORE 11'1" x 8'7" power and light, Vaillant propane gas fired boiler, Brick built tiled roof DETACHED GARAGE 15'4" x 11'6" up and over door, three windows, power and light.

GARDEN SHED, insulated and timber lined.

GARDENS

The gardens are extensively lawned with specimen trees, arch, flower and herbaceous borders. The gardens enjoy a 120 foot frontage to the LLangollen canal.

SERVICES

Mains water and electricity. Shared septic tank drainage. Full fibre broadband.

COUNCIL TAX

Band D.
Amount payable for 2024/2025 was £2282.42

TENURE

Freehold.

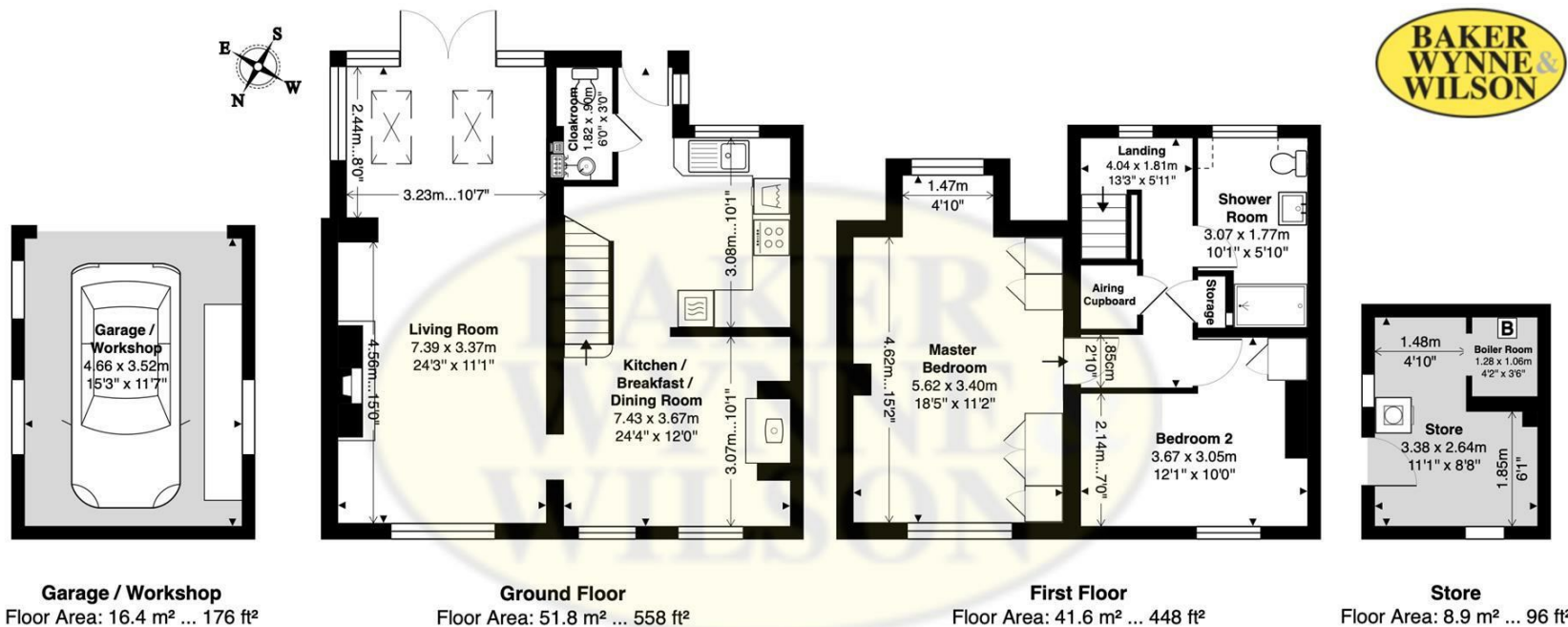
VIEWING

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



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1 SWANLEY BRIDGE COTTAGE, SWANLEY, NANTWICH, CHESHIRE, CW5 8NR

Approximate Gross Internal Area: 118.7 m² ... 1278 ft² Includes 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	

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