



1 Manor Cottage Hall Lane, Hankelow, Crewe, Cheshire, CW3 0JB
Guide Price £459,500

**BAKER
WYNNE &
WILSON**

A CHARMING, FOUR BEDROOM, SEMI DETACHED PERIOD COTTAGE ON A QUIET NO THROUGH COUNTRY LANE, CLOSE TO THE VILLAGE GREEN AND DUCK POND, ENJOYING OPEN VIEWS OVER COUNTRYSIDE.

SUMMARY

Entrance Hall, Living Room, Garden Room, Kitchen/Breakfast Room, Sitting Room, Inner Hallway, Cloakroom, Landing, Four Good Bedrooms, Shower Room, Bathroom, uPVC Double Glazed Windows, Oil Central Heating, Car Parking Space, Hobby Room/Office, Garden Shed, Gardens.

DESCRIPTION

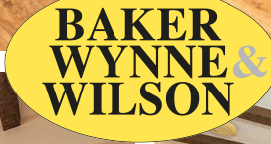
This semi detached cottage is believed to date back to the mid 19th Century and is constructed of brick under a tiled roof. It was lovingly renovated by the present owners in the 1980's and has been a much cherished family home. The property has a cosy, warm and appealing feel, whilst also offering superb space for a growing family.

The cottage stands in well stocked gardens in a parkland setting with terrific rural views.

LOCATION & AMENITIES

Hankelow is a charming hamlet with a chapel, recently refurbished, White Lion pub/restaurant, village green and duck pond, all within 150 yards of Manor Cottages. Audlem village centre is 1.5 miles and is an attractive country village providing a number of local shops including post office, chemist, butchers, local co-operatives store and newsagent, health centre, modern primary school, three cafes, three public houses and a wide variety of community activities.

Nantwich has a choice of shopping facilities, social amenities and schools as well as sporting facilities. There is a primary school in Audlem and two secondary schools nearby in Nantwich. Approximate distances Crewe (Intercity Rail Network London Euston 90 minutes, Manchester 40 minutes) 9 miles, M6 motorway (junction 16) 11 miles, The Potteries 15 miles, Chester 23 miles, Manchester Airport 36 miles.



DIRECTIONS

To find the property from Nantwich, take the A529 for about five miles into Hankelow, turn right, opposite The White Lion, into Hall Lane, proceed for 150 yards and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Composite entrance door, understairs store.

LIVING ROOM

18'4" x 12'9"

Mahogany fire surround, composite marble inset and hearth, electric coal effect fire, double glazed bay window to front and double glazed window to side, dado rail, beam ceiling, double glazed sliding patio windows to Garden room.

GARDEN ROOM

13'10" x 13'6"

Double glazed windows and french windows to rear, open to kitchen/breakfast room, fan/light, wood laminate floor, radiator.

KITCHEN/BREAKFAST ROOM

19'2" x 11'6"

Belfast sink, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and grill and four burner ceramic hob unit with extractor hood above, tall floor standing cupboard, three double glazed windows, plumbing for washing machine, wood laminate floor, Mistral oil fired boiler, part beamed ceiling, folding doors to sitting room, radiator.

SITTING ROOM

18'7" x 11'10"

Brick fireplace and chimney breast, stone health wood burning stove, beamed ceiling, double glazed bow window, wood laminate floor, radiator.

INNER HALLWAY

Hanging fitting.



CLOAKROOM

Low flush W/C and hand basin.

STAIRS FROM INNER HALLWAY TO FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE

13'6" into wardrobes x 9'6"

Wall to wall fitted wardrobes with sliding doors, built in cupboard, radiator.

BEDROOM FOUR

9'2" x 8'6"

Radiator

SHOWER ROOM

7'6" x 5'3"

White suite comprising low flush W/C and vanity unit with inset hand basin, shower cubicle with Hydro shower, radiator.

BEDROOM TWO

11'10" x 11'9"

Cylinder and airing cupboard, radiator.

BATHROOM

8'9" x 6'5"

White suite comprising panel bath with Triton shower over, low flush W/C and pedestal hand basin, fully tiled walls, double glazed roof lights, access to loft, radiator.

BEDROOM THREE

11'9" x 8'10" min 13'0" max

Access to loft, double glazed window and double glazed roof light, radiator.

OUTSIDE

Car parking space

Hobby Room/Office

9'6" x 7'6"

Timber constructed, three double glazed windows, wall cupboard, pine panel walls.

Garden Shed, attached log store. Oil tank. Outside tap. Exterior light.

GARDENS

The front garden is lawned with herbaceous borders, heathers and ornamental pool. The rear garden comprises lawn, astro turf, flower and herbaceous borders, specimen trees and a flagged patio.

SERVICES

Mains water and electricity. Shared (three properties) treatment plant, installed in 2009.

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 E.

VIEWINGS

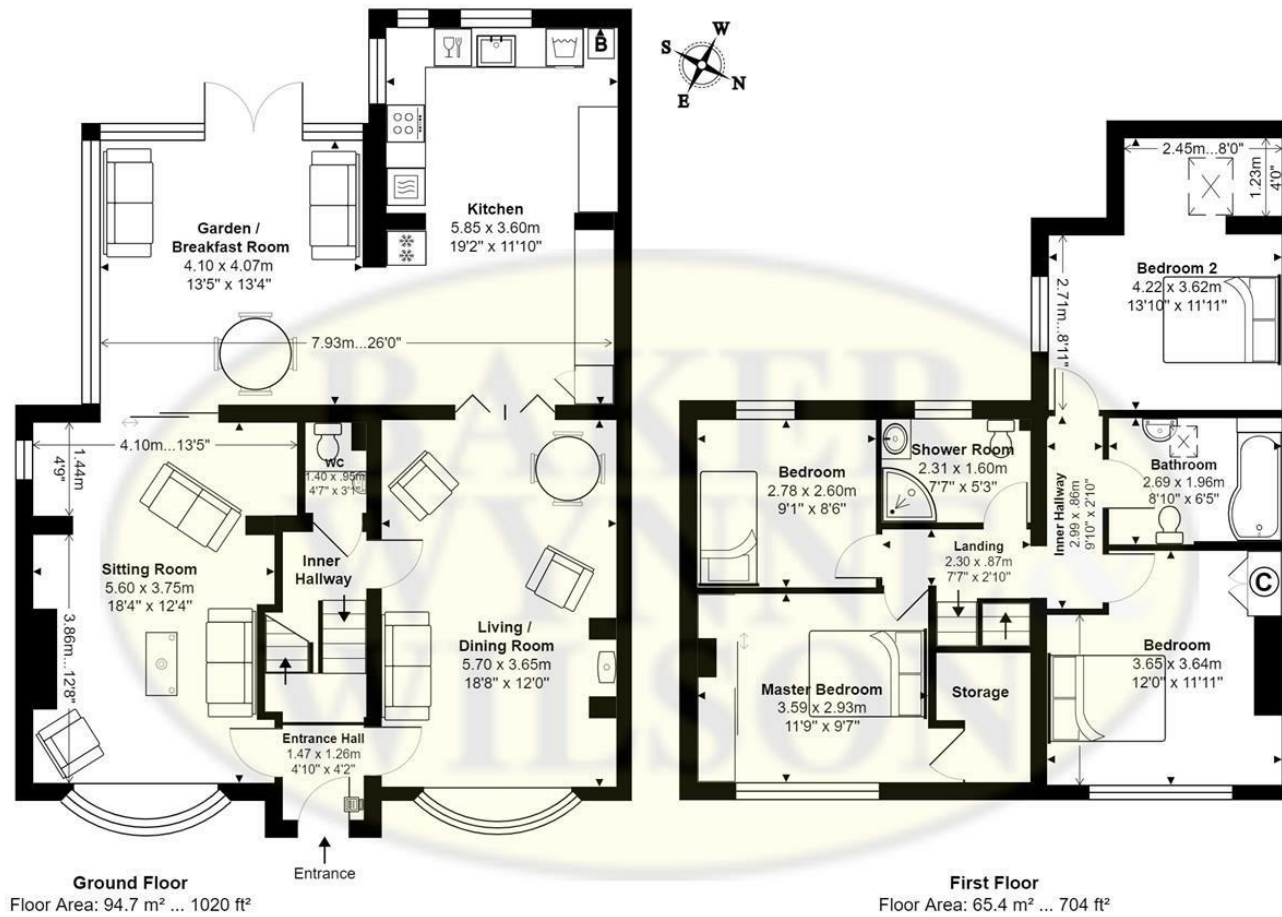
By appointment with Baker Wynne and Wilson
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1 MANOR COTTAGES, HALL LANE, HANKELOW, CREWE, CHESHIRE, CW3 0JB

Approximate Gross Internal Area: 160.2 m² ... 1724 ft²

While 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 Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(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



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