



The Colleys, 200 Colleys Lane, Willaston, Nantwich, CW5 6NU  
Guide Price £450,000



*In association with*





GUIDE PRICE: £450,000 TO £500,000  
A TRULY DELIGHTFUL  
DETACHED COTTAGE OF  
CONSIDERABLE CHARACTER  
AND APPEAL IN A LOVELY  
SOUTH FACING GARDEN  
SETTING, ENJOYING OPEN  
VIEWS OVER COUNTRYSIDE, 1.5  
MILES FROM NANTWICH TOWN  
CENTRE.

#### SUMMARY

Entrance Porch, Entrance Hall,  
Reception Hall, Living Room,  
Dining Room, Sitting Room, Wet  
Room, Kitchen/Breakfast Room,  
Landing, Three Bedrooms,  
Bathroom, Separate W.C, Gas  
Central Heating, uPVC Double  
Glazed Windows, Garage, Car  
Parking Space, Gardens.



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## DESCRIPTION

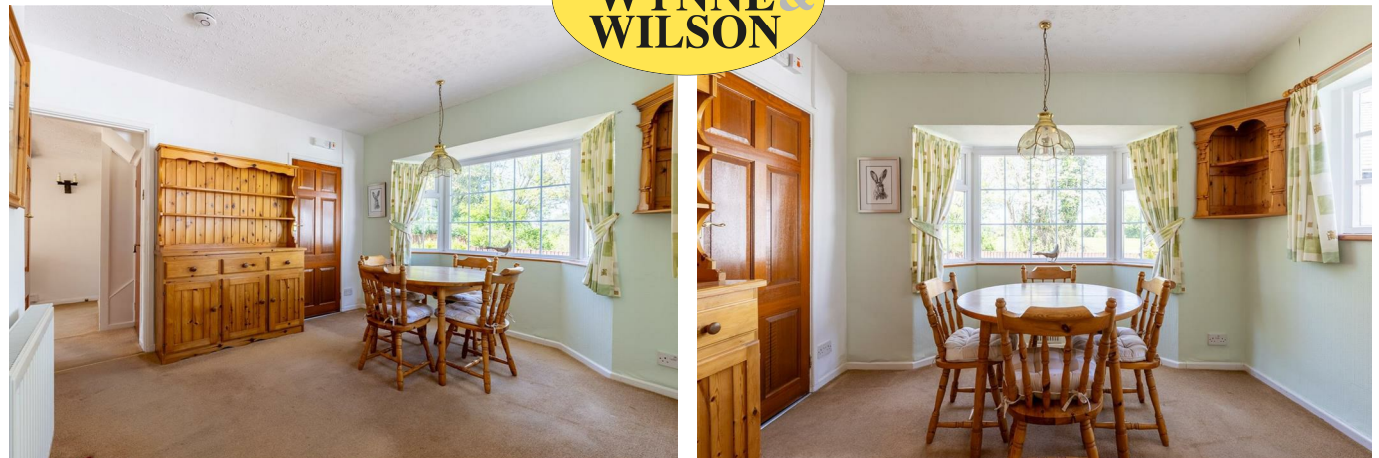
The Colleys has an attractive aesthetic appearance and is constructed of brick with rendered elevations under a tiled roof. Built in the early 19th century and probably one of the first properties on the lane, The Colleys comes to the market for the first time in 40 years. Whilst it can be moved into and enjoyed straight away, the opportunity to improve and adapt is obvious and there is scope, subject to planning permission, to extend.

Internally the property is particularly well light, full of character and charm. Externally, the principle South facing gardens overlook open countryside.

This is a fantastic and rare opportunity, for sale with no chain.



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## LOCATION & AMENITIES

The Colleys is situated in a semi rural location about 1.5 miles from Nantwich town centre. The larger centre of Crewe (intercity railway network London Euston 90 minutes, Manchester 40 minutes) is 3 miles and the M6 motorway (junction 16) 10 miles.

## DIRECTIONS

From Nantwich proceed along Beam Street, at the traffic lights turn left onto Barony Road, at the next set of traffic lights turn right onto Middlewich Road. Proceed for 0.8 of a mile, turn right into Colleys Lane, proceed for 150 yards and the property is located on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

Tiled floor.

### ENTRANCE HALL

Built in cupboard.

## RECEPTION HALL

15'4" x 8'5"

Double glazed French windows to garden, beamed ceiling, two double wall lights, understairs store, radiator.

## LIVING ROOM

19'5" x 12'3"

Stone fireplace with timber mantle and inset coal effect living flame fire, beamed ceiling, double glazed bow window and three further double glazed windows, two double wall lights, radiator.

## DINING ROOM

13'5" into bay x 10'10"

Double glazed bay window, two double wall lights, built in display cupboard, picture rail, radiator.

## SITTING ROOM

13'3" into bay x 10'10"

Double glazed bay window to rear, window to side, inset shelving, radiator.





### WET ROOM

Fully tiled walls, white suite comprising low flush W/C and hand basin, Mira Zest shower, double glazed window, Dimplex wall heater.

### KITCHEN/BREAKFAST ROOM

18'2" x 8'0"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, National integrated oven and four burner gas hob unit with extractor hood above, Neff integrated oven and grill, Bosch dishwasher, tiled floor, two windows (one double glazed), double glazed door to side, radiator.

### STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

12'6" x 7'4"

Access to loft, radiator.



### BEDROOM NO. 1

14'3" x 12'2"

Two fitted double wardrobes, four double glazed windows, two radiators.

### BEDROOM NO. 2

11'10" x 10'10" plus recess

Vanity unit with inset hand basin, three double glazed windows, picture rail, fitted double wardrobe, radiator.

### BEDROOM NO. 3

8'6" x 6'7"

Radiator.

### BATHROOM

8'7" x 7'6"

Champagne coloured suite comprising panel bath with mixer shower, pedestal hand basin, bidet and low flush W/C, fully tiled walls, cylinder and airing cupboard, radiator.

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#### SEPARATE W/C

Low flush W/C, Worcester gas fired central heating boiler.

#### OUTSIDE

Block and rendered detached GARAGE 22'8" x 9'8" electrically operated up and over door, personal door, power and light. The property is approached over a tarmacadam drive to a car parking and turning area. Concrete car parking area. Victorian street lamp. Outside tap.

#### GARDENS

The gardens have been well nurtured over the years and are extensively lawned with herbaceous borders, specimen trees, fruit trees and a flagged patio.

#### TENURE

Freehold.

#### SERVICES

Mains water, electricity and gas.

Septic tank 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.

#### COUNCIL TAX

Band F.

#### VIEWINGS

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



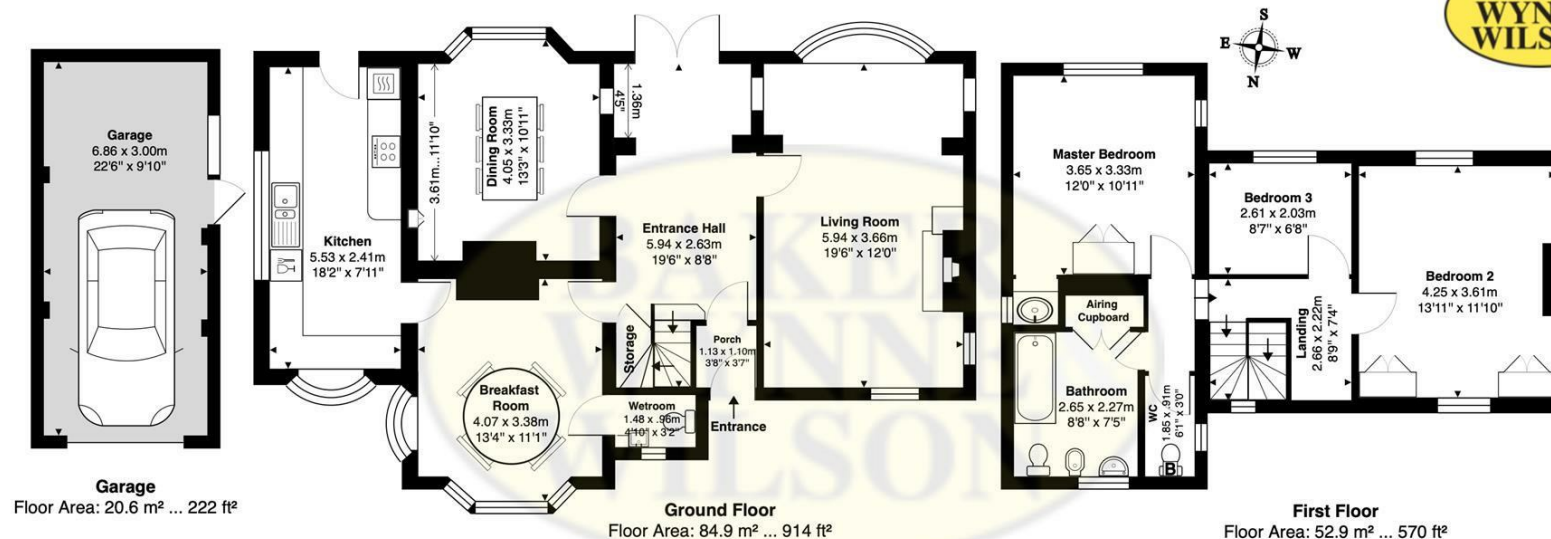
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# THE COLLEYS, 200 COLLEYS LANE, WILLASTON, NANTWICH, CHESHIRE, CW5 6NU

Approximate Gross Internal Area: 158.4 m<sup>2</sup> ... 1705 ft<sup>2</sup> Includes Garage

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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