



**THE OLD POST OFFICE, OFF LONG LANE, WETTENHALL, CW7 4DN**



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# The Old Post Office, Off Long Lane

## Wettenhall, Cheshire, CW7 4DN

**Located in a beautiful and tranquil no through lane, set in grounds of approximately 0.75 acre and enjoying magnificent far reaching rural views - an impeccably presented detached period property of immense character and charm offering extremely flexible and extensive accommodation and also having the benefit of ample off road parking and large detached garage.**

Cheshire is one of Britain's most popular Counties and this is no surprise given its combination of beautiful countryside and excellent transport links to numerous centres of commerce and trade. It is however surprisingly hard to find a property that enjoys this convenience to commercial centres yet is located on a quiet no through lane and is set in its own gardens and grounds with views beyond. It is thus with delight that Wright Marshall offer to the market The Old Post Office in Wettenhall which combines all the best features of semi-rural living. The property has a plot that extends in total to approximately 0.75 acre and enjoys fabulous rural views which quite literally stretch for miles. The property itself has been extensively renovated by the current owners in the last nine years so as to create a first class family home that enjoys and excellent standard of finish and a layout that is incredibly flexible and adaptable.





The accommodation opens with an entrance porch from which access can be gained to a lovely entrance hall. The entrance hall has a bespoke wooden staircase with spindled balustrade rising to the first floor, reclaimed stripped Columbian ceiling beams and a stripped and varnished wooden floor in addition to other features which include cast iron radiators and a double sided multi-fuel Stovax stove. There are numerous reception rooms that can be adapted to suit differing needs. The living room has a multifuel stove within it and double glazed doors that open onto the rear garden. The dining room benefits from the double sided Stovax multifuel burner and is conveniently positioned next to the kitchen. The kitchen extends to over 20ft in length, has an impressive range of integrated appliances and also has a central preparation island with granite work surface. The level of finish is high in this area with Crème Venato marble floor. The kitchen has been intelligently designed to run open plan to a conservatory which has attractive views to the side and rear of the property and ample space within it for table and chairs. This area of the house is completed by a utility room that extends to 11'0" x 5'6" in size and impressively, for a utility room, has granite preparation surfaces.

There are three further rooms at ground floor level which presently comprise a snug, study and a very useful ground floor bedroom that can alternatively be used as an office.

At first floor level the landing leads to three bedrooms and the family bathroom. The master bedroom suite is very impressive having a large wooden framed double glazed window that enjoys views over the rear garden. The master bedroom benefits from fitted bedroom furniture and an attractive dressing area which in turn leads to an en-suite shower room. The en-suite shower room is fitted with a Villeroy & Boch suite. The second bedroom is a very large double, has views to both the front and rear and an en-suite facility which is fitted with an attractive Heritage suite. The third bedroom at this level is again a comfortable double and has access to the family bathroom.



Externally there is ample off road parking and a large garage, whilst the gardens and grounds extend in total to around 0.75 acre. The gardens comprise areas of lawn, attractive seating areas, many mature trees and hedges, a beautiful pond, bespoke foot bridge and a vegetable patch. If privacy and the quality of external environment is a key criteria, this property excels in that regard.

Priced at a competitive level, superbly located and offered to the market with great pride by Wright Marshall estate agents, a viewing is essential to appreciate the quality of this property.

#### LOCATION

Wettenhall is a delightful tranquil semi rural village with a public house, popular parish church and international equestrian centre. It is only a short distance to local amenities in the villages of Bunbury and Tarporley and the historic market town of Nantwich. Commuters can gain easy access to Chester, Manchester, Liverpool and Birmingham via an accessible and comprehensive road network system. The railway station at Crewe is within easy reach providing daily services to most major cities including London (two hours) and Manchester (forty minutes). Manchester International and Liverpool John Lennon Airports are approximately 50 minutes drive away.



#### ENTRANCE PORCH

7' 0" x 3' 8" (2.13m x 1.12m) Front aspect timber framed glass panelled door. Two front aspect timber framed double glazed windows. Natural stone tiled floor. Double panel radiator. Ceiling mounted light fitting. Intruder alarm control panel. Door to entrance hall.

#### ENTRANCE HALL

12' 8" x 11' 8" (3.86m x 3.56m) A large attractive entrance to the property. Wooden stairs with spindled balustrade rising to the first floor. Reclaimed stripped Columbian ceiling beams. Varnished wooden floor. Period cast iron radiators. Front aspect timber framed double glazed window. Front aspect timber door leading to entrance porch. Fireplace with Cheshire brick surround and timber mantle and exterior which is fitted with a 'Stovax' double sided multi fuel burner. Door to snug. Framed opening to dining room. Door to cloakroom. Door to storage room. Door to living room.

#### CLOAKROOM

4' 10" x 2' 10" (1.47m x 0.86m) White suite comprising Low level WC and wall mounted 'Heritage' wash hand basin with tiled splash back. Single panel radiator. Exposed wall timbers. Extractor fan. Wall mounted light fitting. Varnished wooden floor. Under stairs storage space.





### LIVING ROOM

15' 4" x 13' 3" (4.67m x 4.04m) A beautiful stripped timber entrance with leaded internal windows leads to the living room. Rear aspect timber framed double glazed double doors opening onto garden to the rear. Two period cast iron radiators. Reclaimed stripped Columbian ceiling beams. Recessed ceiling spotlights. Four wall mounted light fittings. Fireplace housing 'Stovax' multi fuel burner with natural stone tiled hearth and inset surround

### DINING ROOM

13' 6" x 10' 7" (4.11m x 3.23m) Varnished wooden floor. Box bay timber framed double glazed window to front elevation. Reclaimed stripped Columbian ceiling beams. Three wall mounted light fittings. Two period cast iron radiator. A through fireplace leading to the entrance hall with Cheshire brick surround and timber mantle and exterior which is fitted with a 'Stovax' double sided multi fuel burner. Doorway leading to the kitchen.





## KITCHEN

20' 2" x 12' 0" (6.15m x 3.66m) Maximum measurements. Rear aspect timber framed double glazed window. Double glazed section to the side with double glazed roof and double doors opening onto the side of the kitchen. Fitted with a range of bespoke handmade wall and floor mounted kitchen units with granite preparation surfaces and matching up stands. One and half bowl stainless steel sink with mixer tap. Integrated dishwasher. Integrated fridge and freezer. Neff four ring induction hob with multispeed extractor above. Neff double electric oven with warming drawer and integrated Neff microwave. Central preparation island with granite work surface and storage cupboard below with electric sockets. Crème Venato Marble tiled flooring. Recessed spotlights. Framed opening into the breakfast room/conservatory area.

## BREAKFAST ROOM/CONSERVATORY

A bright and sunny room taking full advantage of open views to the side and rear of the property. Crème Venato Marble tiled flooring. Double radiator. Double glazed wooden windows to side and rear elevations. French doors opening onto the side garden area. Wall light. Door to utility room.





#### UTILITY ROOM

11' 0" x 5' 6" (3.35m x 1.68m) Side aspect timber framed double glazed window. Side aspect stable door opening to side garden. Crème Venato Marble tiled flooring. Double panel radiator. Door to storage pantry/cupboard. Exposed ceiling timbers. Recessed spotlights. Space for washing machine.

Matching kitchen units as per kitchen with circular stainless steel sink and mixer tap and matching granite work surface.

#### SNUG

19' 4" x 11' 9" (5.89m x 3.58m) Front aspect timber framed double glazed window. Two rear aspect timber framed double glazed windows. Three period cast iron radiators. Exposed ceiling timbers. Recessed spotlights. Four wall mounted wall fittings. Fitted shelving. Large fireplace with 'Stovax' multi fuel burner with brick surround and inset with a stone and quarry tiled hearth and timber mantle. Door to study.

#### STUDY

12' 3" x 9' 8" (3.73m x 2.95m) (Currently used as office) Double glazed timber framed window to front elevation. Ceiling mounted light fitting. Single panel radiator. Door to the garage.

#### FAMILY ROOM/BEDROOM FOUR

12' 4" x 10' 0" (3.76m x 3.05m) (Currently used as office) Double glazed timber framed window. Overlooking rear garden and open views beyond. Recessed ceiling lights. Telephone point. Single panel radiator.







## FIRST FLOOR

### LANDING

12' 10" x 8' 1" (3.91m x 2.46m) Front aspect timber framed double glazed window. Double panel radiator. Ceiling mounted light fitting. Exposed ceiling timbers. Recessed spotlights. Wall mounted light fitting. Doors to master bedroom, two further bedrooms and family bathroom.

### MASTER BEDROOM

15' 0" x 13' 1" (4.57m x 3.99m) Rear aspect timber framed double glazed window with views over the rear garden and open views beyond. Double panel radiator. Recessed spotlights. Fitted wardrobe furniture with an attractive dressing area with additional fitted storage leading to the en suite shower room.

### EN SUITE SHOWER ROOM

6' 8" x 5' 10" (2.03m x 1.78m) Rear aspect timber framed double glazed window overlooking rear garden and open views beyond. Fitted with 'Villeroy & Boch' suite comprising low level WC with push button flush.

Contemporary wide wash hand basin with fountain mixer tap. Large mirror with light over hand basin.

Contemporary heated towel rail. Ceiling spotlight. Fully tiled walk-in shower enclosure with drencher shower unit, ceiling spotlights and extractor fan. Fully tiled and walls in natural stone.

### BEDROOM TWO

17' 8" x 13' 3" (5.38m x 4.04m) Front and rear aspect timber framed double glazed window with uninterrupted views. Fitted wardrobe. Dressing space. Recessed ceiling spotlights. Eaves storage space. Access to loft. Double panel radiator. Door to en suite.

### EN SUITE

6' 7" x 3' 10" (2.01m x 1.17m) Fitted with an attractive 'Heritage' suite comprising low level WC with handle flush. Pedestal wash hand basin with mixer tap. Fully tiled walls. Single panel radiator. Towel rail. Reclaimed Columbian ceiling beams. Fully tiled shower enclosure. Spotlights to ceiling. Extractor fan.



### BEDROOM THREE

12' 6" x 11' 8" (3.81m x 3.56m) Front aspect timber framed double glazed window. Double panel radiator. Recessed ceiling spotlight. Fitted Vanity unit with floor level cupboard and white 'Heritage' wash hand basin with mixer tap and tile surround. Wall mounted light fitting.

### FAMILY BATHROOM

9' 5" x 4' 8" (2.87m x 1.42m) Fitted with a white 'Heritage' bathroom suite comprising low level WC with handle flush. Pedestal wash hand basin with chrome mixer tap. Bath with mixer tap, shower extension and tiled area over. Single panel radiator. Tiled flooring. Fully tiled walls. Semi-recessed spotlights. Extractor fan. Exposed ceiling timbers beam.

### GARAGE

20' 2" x 11' 6" (6.15m x 3.51m) Rear aspect window. Rear aspect pedestrian access door. Electric remote control front aspect garage door. Power and light. Central heating boiler. Access to loft.

### EXTERNAL

The property is accessed via a quiet no through lane with a white picket fence to the front of the house that has a well appointed landscaped front garden. Access to the integral garage is at the front of the property and there is ample parking for several vehicles to the side of the house where there is a tarmac driveway. The extensive grounds to the house have boundaries defined by Cheshire brick walling and tall trees and hedges. There is a tarmac section leading from the side of the house to the rear with a concrete area which could be further modified into additional office/garage space if required.

To the very rear of the house is a gravelled section private garden with a circular patio ideal for outdoor entertaining space and fruit bearing trees. The garden is accessible from the kitchen and the utility.

There is a brick and slate built building providing further storage. To the rear is a larger area of lawn with mature trees and hedges throughout providing a wonderful secluded refuge with distinct sections ideally suited for different purposes. Travelling across the foot bridge across the pond is a more utilitarian section where several different vegetable beds and fruit net area can be found.



## SERVICES

We understand that mains water, electricity, oil central heating and septic tank drainage are connected.

## NOTE

Carpets and Curtains to be sold under separate negotiation

## VIEWING

Viewing by appointment with the Agents Tarporley office

## TENURE

We believe the property is freehold tenure

## ROUTE

From Tarporley take a left turn out of the village in the direction of Nantwich until reaching a junction at which point take a left turn and join the A49. At the four lane end crossroads with the Red Fox Indian Restaurant on the right hand side carry straight on along the A51 in the direction of Nantwich. Proceed to the village of Alraham (30 mph zone) and having gone through the speed camera, about half a mile later to take a left turn onto Long Lane (signposted Wettehall). Proceed along Long Lane until reaching St Davids church. Take the immediate left turn after the church. The road will bend round sharply to the left and on the right hand side the property can be found.

### Energy Performance Certificate

The Old Post Office, Long Lane, Wettehall, WINSFORD, CW7 4DN

Dwelling type:	Detached house	Reference number:	8174-7029-3539-1079-4996
Date of assessment:	11 November 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	16 November 2014	Total floor area:	190 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,509
Over 3 years you could save	£ 2,508

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 501 over 3 years	£ 258 over 3 years	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="font-size: x-small; margin: 0;">You could save £ 2,508 over 3 years</p> </div>
Heating	£ 6,606 over 3 years	£ 4,254 over 3 years	
Hot Water	£ 402 over 3 years	£ 489 over 3 years	
<b>Totals</b>	<b>£ 7,509</b>	<b>£ 5,001</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

<p style="font-size: x-small; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 10%; text-align: center;">(92 plus)</td><td style="width: 10%; text-align: center;">A</td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td></tr> <tr><td style="text-align: center;">(81-91)</td><td style="text-align: center;">B</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td style="text-align: center;">(69-80)</td><td style="text-align: center;">C</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td style="text-align: center;">(55-68)</td><td style="text-align: center;">D</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td style="text-align: center;">(39-54)</td><td style="text-align: center;">E</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td style="text-align: center;">(21-38)</td><td style="text-align: center;">F</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td style="text-align: center;">(1-20)</td><td style="text-align: center;">G</td><td></td><td></td><td></td><td></td><td></td></tr> </table> <p style="font-size: x-small; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus)	A						(81-91)	B						(69-80)	C						(55-68)	D						(39-54)	E						(21-38)	F						(1-20)	G						<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; font-size: x-small;">Current</th> <th style="width: 50%; font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">49</td> <td style="text-align: center; font-size: 2em;">72</td> </tr> </table>	Current	Potential	49	72
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The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 4.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 387	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,026	✓
3 Floor insulation	£800 - £1,200	£ 417	✓

See page 4 for a full list of recommendations for this property.  
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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### Ground Floor

Approx. 139.7 sq. metres (1503.8 sq. feet)



### First Floor

Approx. 68.7 sq. metres (739.3 sq. feet)



Total area: approx. 208.4 sq. metres (2243.1 sq. feet)

Wright Marshall  
Estate Agents

Tel : 01829 731300

Wright Marshall Fine & Country  
63 High Street, Tarporley, Cheshire, CW6 0DR  
tarporley@wrightmarshall.co.uk

wrightmarshall.co.uk  
fineandcountry.com