



'ROSE COTTAGE' | SOUND LANE | RAVENSMOOR | CHESHIRE | CW5 8PS | GUIDE PRICE £179,950



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

# ‘Rose Cottage’, Sound Lane

Ravensmoor, Nantwich, Cheshire, CW5 8PS

A delightful, well presented, two bedroom, Country Cottage, with open views to front & a larger than average fully enclosed rear garden.

**The current vendors have commissioned an architect to complete plans for a rear extension (further details available on request).**

Briefly comprising: - Living / Dining Room with stove,  
Attractive modern fitted Kitchen, Bathroom. First Floor: Small Landing,  
Bedroom One, Bedroom Two. uPVC D.G. Electric C.H.  
Lawned rear garden, having the benefit of not being directly overlooked.

**NO UPWARD CHAIN**





**DIRECTIONS** From the centre of Nantwich, take the A534 Chester Road out of town, along Welsh Row, & turn left into Marsh Lane, continuing for approx. 3 miles. On entering Ravensmoor Village, turn left at The Farmers Arms Public House into Sound Lane, where 'Rose Cottage' will be observed on the left hand side. **NOTE:** The Farmers Arms Public House is particularly popular & well renowned in the locality.

**RAVENSMOOR** Ravensmoor is a village under the authority of Cheshire East Council. It is split between the civil parishes of Baddiley & Burland. It lies at an elevation of 65m, around 2 1/4 miles south west of Nantwich & 6 miles south west of Crewe. The village centres around the crossroads of Baddiley Lane, Marsh Lane, Swanley Lane & Sound Lane, with a small village green adjacent. Much of the village dates from the second half of the 20th century. The village lies within a fork of the Shropshire Union Canal south of Hurlleston Junction; the Llangollen branch runs 2/3 miles to the west and the main line of the canal runs just over a mile to the east.

**NANTWICH** Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of over 250 speciality shops and two major supermarkets- Sainsburys and Morrisons. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aide House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London in approx. 1hr 30min. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

**THE ACCOMMODATION:-** With approx dimensions, comprises:-

**LIVING / DINING ROOM** 21' 1" x 19' 6" (6.43m x 5.94m) A beautiful room with many period features, including woodburner & beams. uPVC double glazed window to front elevation, TV aerial & telephone points, stripped wooden skirting boards, electric heater. **DINING AREA** Laminate flooring, stripped wooden skirting boards. Stairs rising to 1st Floor Landing.



**BATHROOM** 8' 4" x 7' 1" (2.54m x 2.16m) A spacious room, comprising:- White 3-piece suite, including panel bath with 'Triton' 4+ shower over, pedestal wash hand basin & close coupled WC. Partial ceramic tiling to walls, electric heater, extractor fan. Door to airing cupboard housing hot water tank & linen shelves.



**KITCHEN** 10' 3" x 7' 10" (3.12m x 2.39m) A lovely oak fitted Kitchen, comprising:- Base & wall units with chrome & porcelain handles, stainless steel circular bowl single drainer sink unit with monobloc tap over, inset into roll top worksurface with ceramic tile splashbacks, electric 4-ring hob with extractor fan, stainless steel 'Indesit' oven, built-in washing machine & dishwasher, wine rack, uPVC double glazed window to rear elevation overlooking the garden. Ceramic tile flooring, uPVC double glazed door to garden, telephone point, electric storage heater, loft access.



**FIRST FLOOR LANDING** Loft access, latch & brace doors to:-

**BEDROOM (ONE)** 12' 1" x 12' 0" (3.68m x 3.66m) (Double). uPVC double glazed window to front elevation, built-in wardrobes to alcove recesses, electric storage heater.

**BEDROOM (TWO)** 7' 10" x 7' 1" (2.39m x 2.16m) uPVC double glazed window to rear elevation.

**EXTERIOR:-** The property is approached via a wrought iron gate with stone paving leading to the front door. Gravelled area to the side. The rear garden is fully enclosed & is larger than expected, mainly laid to lawn with a brick built Outbuilding.

**AGENT'S NOTE:** The property has been a successful rental property, and has secured a monthly income of £675 exclusive.

**SERVICES** Mains water, electricity & drainage are either connected or available locally (subject to statutory undertakers costs & conditions). Electric heating. **NOTE:** No tests have 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.

**TENURE** Presumed Freehold with vacant possession upon completion (Subject to Contract).

**VIEWING** Strictly by appointment with the Agent's Wright Manley Nantwich Office. E-mail: [nantwichadmin@wrightmarshall.co.uk](mailto:nantwichadmin@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm

**SALE PARTICULARS & PLAN/S** The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

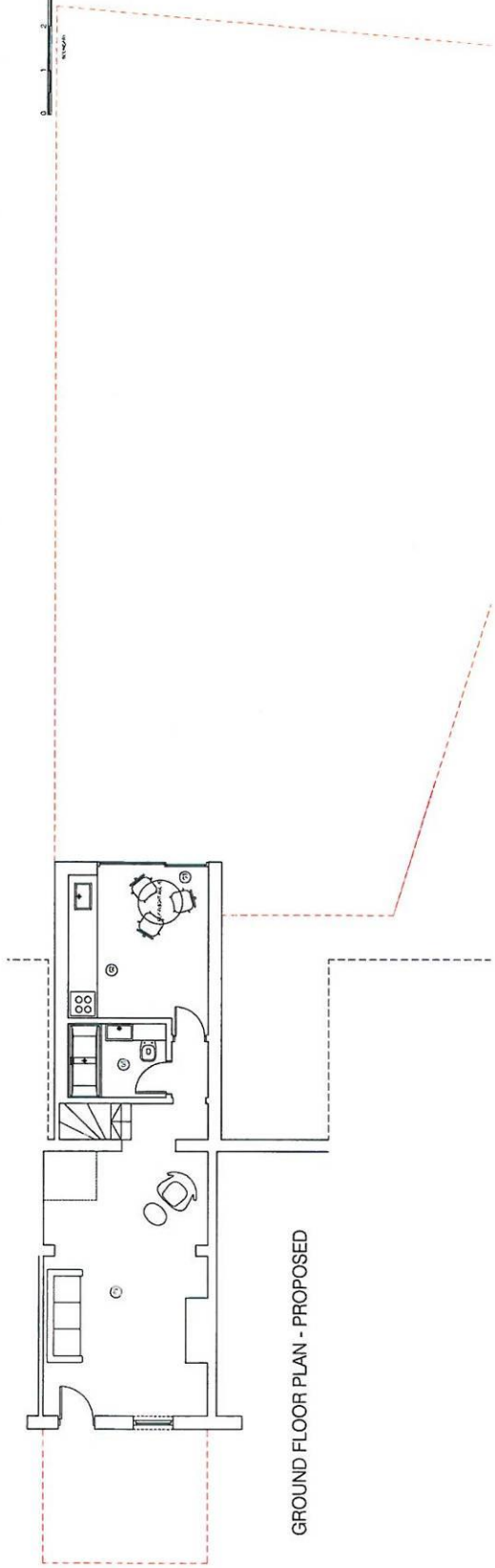
**MARKETING APPRAISAL** "Thinking of Selling"? Established in 1861, Wright Manley has the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



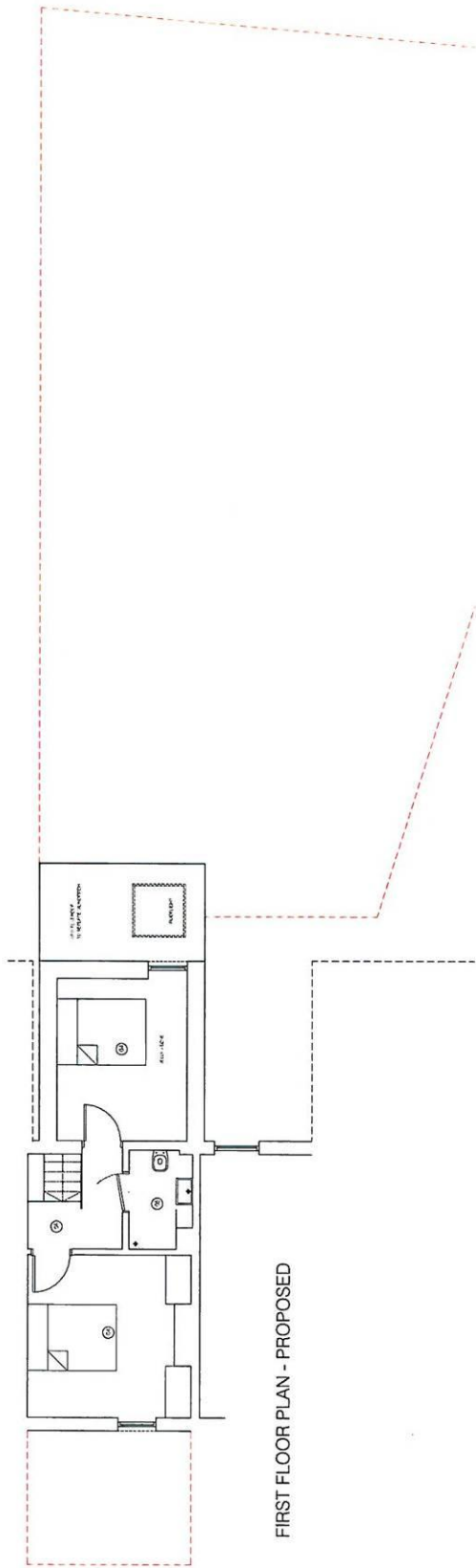
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GROUND FLOOR PLAN - PROPOSED



FIRST FLOOR PLAN - PROPOSED

01 LIVING ROOM  
02 DINING  
03 KITCHEN  
04 BATHROOM  
05 BEDROOM  
06 HALL

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ARCHITECTURE  
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NAME: A PROJECT: 8004  
DATE: 1/20/14  
SCALE: 1/8" = 1'-0"

DESIGNER: JOHNSON  
PROJECT: RUFF COTTAGE - SOUTH LANE - MOBILE, ALABAMA

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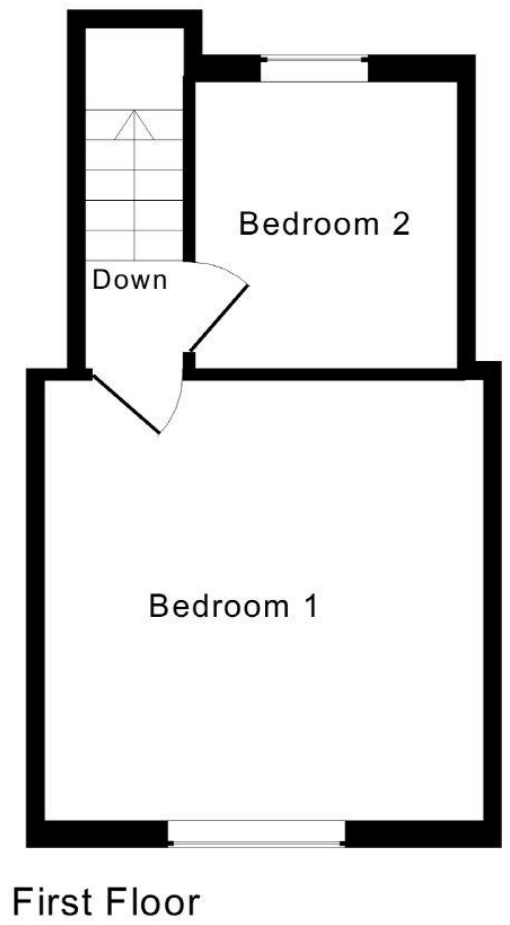
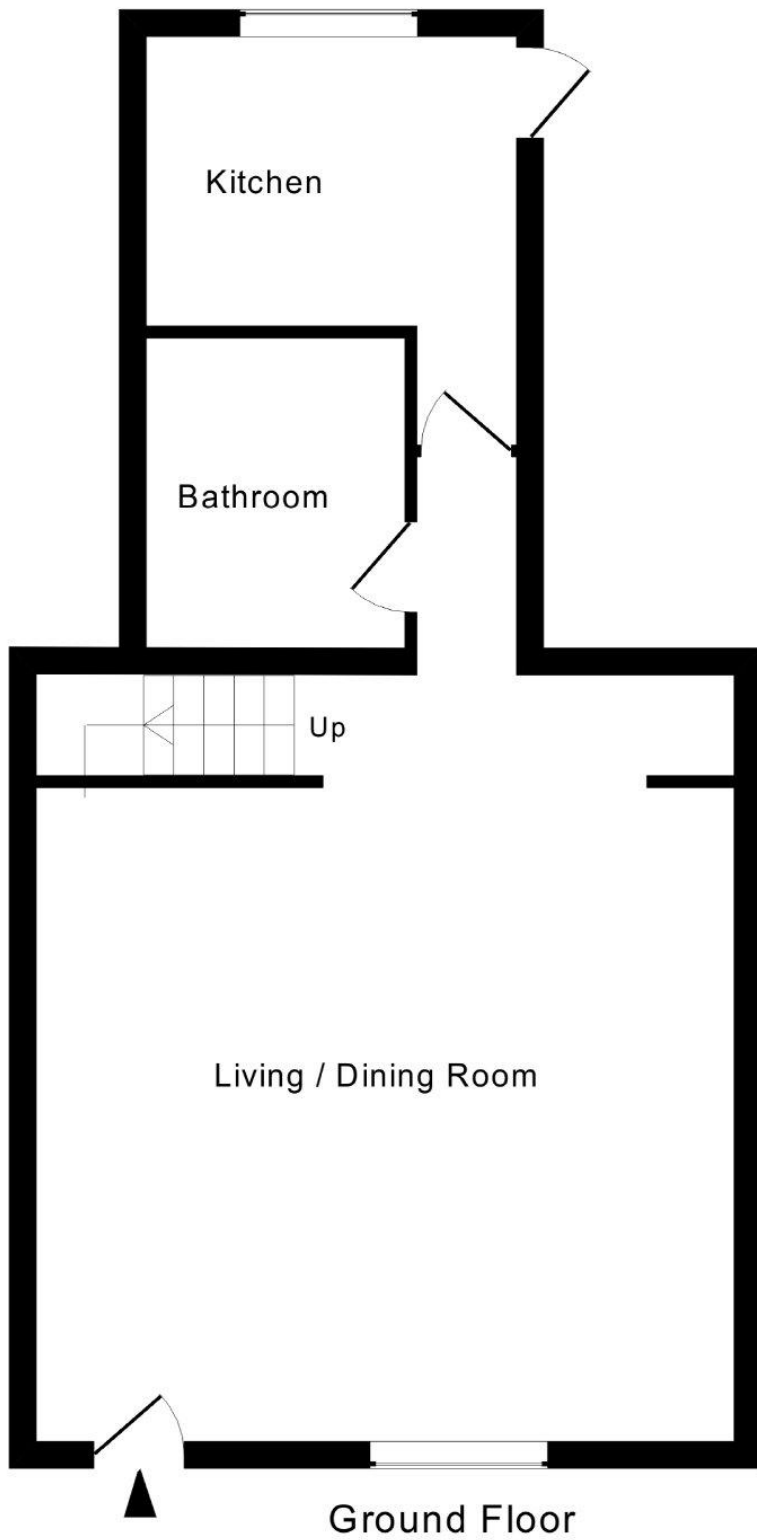
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01 LIVING ROOM  
02 DINING  
03 KITCHEN  
04 BATHROOM  
05 BEDROOM  
06 HALL



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Wright Marshall  
 Estate Agents

Tel : 01270 625410

Wright Marshall Fine & Country

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk  
 fineandcountry.com