



No. 1 Lodmore Cottages, Lodmore Lane,
Burleydam, SY13 4BE

Helping *you* move



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Offers In Region Of £475,000



- Charming Grade II Listed Period Cottage
- Three Bedrooms
- Comprehensively Improved and Extended
- Sought After Rural Location

- Fabulous Countryside Views
- Generous Plot with Beautiful Gardens
- No Upward Chain
- Council Tax Band E



This truly beautiful and unique Grade II Listed period property occupies a generous plot in an idyllic and much sought after rural location in the heart of the South Cheshire countryside with fabulous views over the surrounding fields. This charming home has been sympathetically improved and extended by the current owner to transform it into a stunning home that has been finished to a very high standard while still retaining many character features. A particular feature are the beautiful gardens with well maintained lawns and well stocked borders and flower beds filled with a wide variety of established shrubs, plants and trees. The extensive accommodation has exposed timbers throughout and all the rooms have excellent proportions with the ground floor comprising Entrance Hall with herringbone wood block flooring, large open plan Kitchen/Diner, spacious Lounge with exposed beams and herringbone wood flooring, Laundry/Boot Room and Cloakroom. The first floor boasts Three Double Bedrooms including the Master Bedroom with En Suite Shower Room and there is also a separate Family Bathroom with modern suite. NO UPWARD CHAIN.



LOCATION

The property is set in a rural location approximately 4 miles from Audlem which is a pretty, thriving village on the Cheshire/Shropshire border - full of charm, with the Shropshire Union Canal running through it. Within the village are a number of local shops, cafes, pubs, a supermarket, Doctor's Surgery, Primary School, play area and the canal is great for walks and lunch at the pub on the tow path! The busy market towns of Nantwich, Whitchurch and Market Drayton are all within easy reach, and offer you a wider choice of shops and facilities - with Shrewsbury and Chester also within commuting distance.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Private drainage. Oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY

Council Tax Band E. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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KITCHEN/DINING

15' 1" x 18' 8" (4.6m x 5.69m)

max

LAUNDRY/BOOT ROOM

9' 10" x 10' 2" (3m x 3.1m) max

LOUNGE

18' 2" x 15' 8" (5.54m x 4.78m)

MASTER BEDROOM

11' 11" x 14' 4" (3.63m x 4.37m)

max

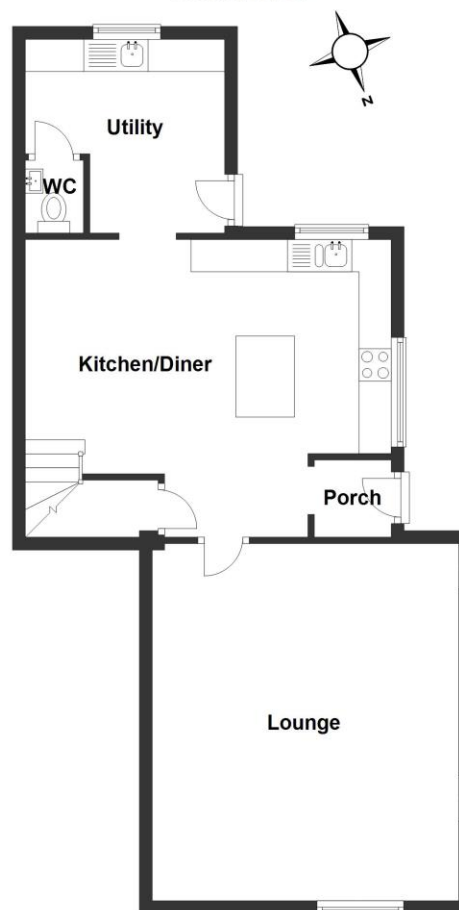
BEDROOM TWO

15' 2" x 8' 1" (4.62m x 2.46m)

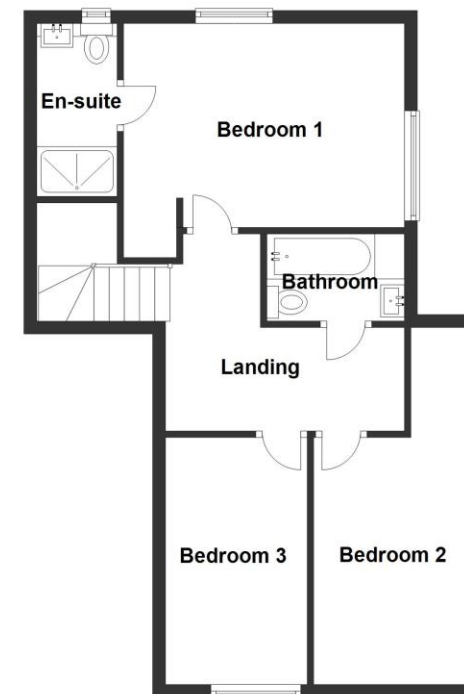
BEDROOM THREE

11' 6" x 6' 9" (3.51m x 2.06m)

Ground Floor



First Floor



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



WHITCHURCH
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