



Waters Edge, Springe Lane, Swanley,
Nantwich, CW5 8NR

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Offers In Region Of £695,000



- **Stunning Detached Canal-Side Bungalow**
- **Four Bedrooms, Three Bathrooms**
- **Slipway, covered boathouse and 90 foot canal frontage**
- **Double Garage, Generous Driveway**

- **Tranquil Rural Location, Right to Moor**
- **Just a short drive from Nantwich market town**
- **Attractive Gardens**
- **EPC D, Council Tax Band G, Freehold**



Welcome to this stunning detached four bedroom, three bathroom canal side bungalow occupying a generous plot with attractive gardens and direct access onto the Llangollen canal, providing a unique lifestyle experience with opportunities for boating and leisurely walks along the canal towpath. Situated just a short drive from the historic Cheshire market town of Nantwich with its wide range of shops, boutiques and restaurants, this fabulous home offers outstanding convenience. At the same time, relish the peaceful surroundings of the countryside offering scenic walks and an idyllic environment. This wonderful property is a rare find, offering space and tranquility in a beautiful rural setting and is ideal for those seeking a peaceful retreat. The property's slipway provides convenient access to the canal, making it ideal for boating enthusiasts who can easily launch their boat from their own back garden. It also has the benefit of a right to moor with the Canal and Rivers Trust.

The interior of the property has been beautifully updated by the current owners and the generous accommodation includes a welcoming Entrance Hall with elegant parquet flooring that sets the tone for the rest of the home, cosy Lounge featuring a large bay window and log burner, bright and airy Garden Room/Dining Room with large opening sliding patio doors onto the garden, offering beautiful views over the canal, well equipped Kitchen with ample storage and a practical layout and a useful Utility Room. The four bedrooms offer ample storage, with two bedrooms featuring En Suite Shower Rooms and additionally there is a modern and stylish Family Bathroom. Outside, the property features a spacious in and out driveway, secured by two sets of electric gates, providing both security and convenience. The double garage not only accommodates vehicles but also offers space for boat storage with direct access to the slipway. The attractive gardens are meticulously maintained, providing a tranquil retreat and enjoyment of the canal views. This stunning home really is something special and is a haven for those seeking tranquility, outdoor pursuits and a connection to nature.



LOCATION

Situated in a picturesque rural area between bridges Nos 8 and 9 on the Llangollen Canal. The property is located in the small village of Swanley which is approximately two miles from the historic market town of Nantwich with its impressive selection of cafes, restaurants, independent boutique shops, supermarkets and all local amenities. Nantwich has a mainline railway station which has a quick connection to Crewe and the onward national rail network. The busy market town of Whitchurch is approximately 11 miles away.



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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. LPG central heating. Private drainage. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY

Council Tax Band G. 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.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

VIEWING

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

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

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LOUNGE
21' 7" x 19' 4" (6.58m x 5.89m)

GARDEN ROOM/DINING ROOM
20' 6" x 12' 4" (6.25m x 3.76m)

KITCHEN
21' 3" x 9' 0" (6.48m x 2.74m)

MASTER BEDROOM
13' 9" x 12' 0" (4.19m x 3.66m)

EN SUITE
9' 1" x 3' 8" (2.77m x 1.12m)

BEDROOM TWO
15' 6" x 8' 8" (4.72m x 2.64m) excluding bay window

EN SUITE
8' 2" x 6' 2" (2.49m x 1.88m)

BEDROOM THREE
10' 9" x 9' 9" (3.28m x 2.97m)

BEDROOM FOUR
11' 0" x 7' 4" (3.35m x 2.24m)

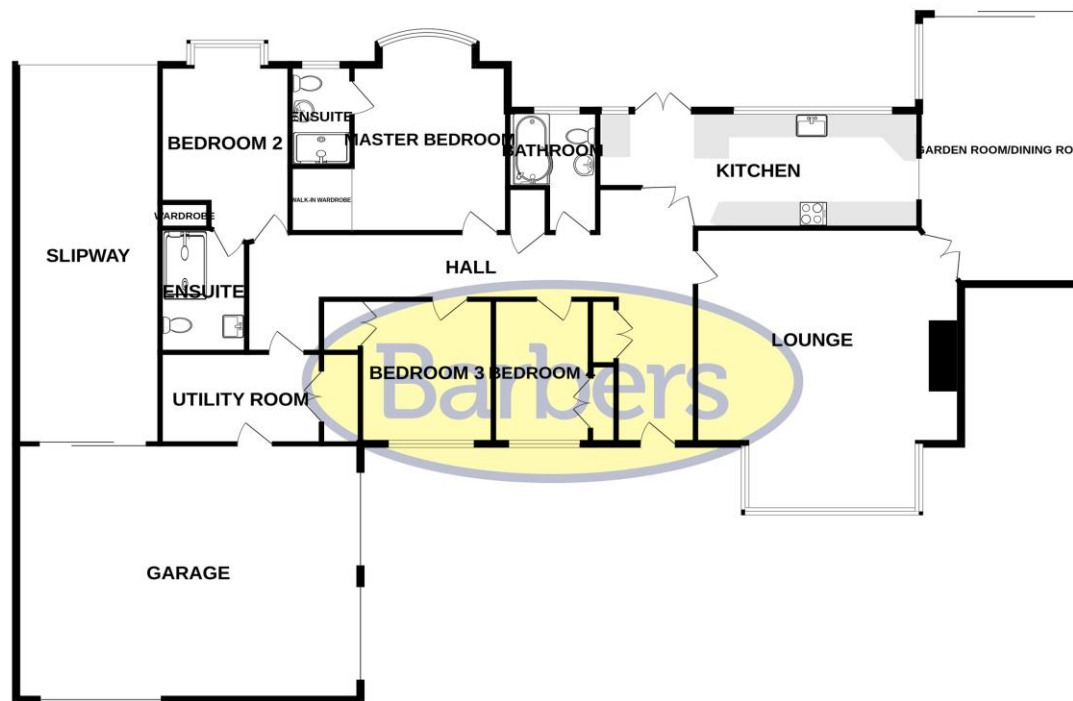
FAMILY BATHROOM
8' 8" x 6' 4" (2.64m x 1.93m)

UTILITY ROOM
10' 3" x 7' 5" (3.12m x 2.26m)

LARGE DOUBLE GARAGE
24' 0" x 23' 2" (7.32m x 7.06m)

COVERED BOATHOUSE
31' 2" x 10' 9" (9.5m x 3.28m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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