EDGE HOUSE | SMITHY BANK | ACTON | NANTWICH | CHESHIRE | CW5 8LF | OIRO £425,000
An outstanding semi detached three bedroom, two bathroom, Barn Conversion, forming part of a delightful rural village gated courtyard development.

Edge House adjoins fields with idyllic views towards St. Mary's Church and Dorfold Estate countryside.

Entrance Hall, WC, Breakfast Kitchen/Dining Area, Utility Room, Living Room.
First Floor Landing, Master Bedroom One, Ensuite Shower WC,
Bedroom Two, Bedroom Three, Bathroom,
LPG Central Heating, front and rear lawned Gardens,
off road private Parking, original king post trusses and beams.
DIRECTIONS
(See also attached plan edge red).
Proceed out of Nantwich along Welsh Row, A534 Chester Road, through the traffic lights towards Chester. On reaching Acton village turn left just before St. Mary’s Church onto Monks Lane and then take the next left turn into Village Farm. Edge House is the first property on the right of the courtyard. The entrance gate has a push button intercom system which allows remote access through the main gates. This is located on the right hand post and individually marked "Edge House".

VILLAGE FARM (HISTORY)
Village Farm was a working farm until 1992 and was part of the Dorfold Hall Estate and according to local historian Mrs Ann Owen, some of the buildings, in particular the farmhouse, date back to before the 16th century.

Village farm represents the unique opportunity to acquire a highly individual and expertly renovated barn conversion, yet retaining the character and features of the original barns.

ACTON
Acton is an unspoilt most attractive village with an array of period properties situated approximately a mile to the North West of the market town of Nantwich. The village is mentioned in the Doomsday Book and the historical building Dorfold Hall, a magnificent Jacobean Mansion, is believed to have been built on the site of the Manor of Edwin, the last Earl of Chester, who was a grandson of Lady Godiva. The outstanding Church of St. Mary’s and stone tower dates back to the 12th century and there is evidence that a church stood on the site 200 years before that.

Lying amongst the rolling hills of South Cheshire, Nantwich is but a short drive away with its ancient architecture and magnificent Tudor frame buildings. The town offers excellent shopping facilities with a mixture of High Street and individual stores offering day-to-day requirements. Nantwich has its own train station with regular services to Crewe, which in turn offers frequent train services to London Euston taking approximately 1 hour 30 minutes. The M6 motorway junction 16 is approximately 11 miles away and Liverpool and Manchester are within easy reach via the M6 and M56.

NANTWICH
Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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.
THE ACCOMMODATION:
With approximate dimensions, comprises:

ENTRANCE HALL
Panel glazed front entrance door, radiator, natural stone floor, telephone point, central heating thermostat, staircase to first floor.

DOWNSTAIRS CLOAKS
Close coupled WC, pedestal wash hand basin with tiled splash back, radiator, extractor fan.

BREAKFAST KITCHEN / DINING AREA
18’ 4” x 10’ 10“ (5.59m x 3.3m) Comprehensively equipped with modern fitted units providing extensive worktop surfaces to three elevations, inset 1.5 bowl “Astracast” single drainer sink unit with mixer tap. Numerous base storage cupboards and drawers, wall mounted and larder storage units.

FITTED APPLIANCES include:-
AEG ceramic electric hob, Electrolux integrated dishwasher, Zanussi integrated fridge, integrated freezer, AEG built in microwave, built in wine rack, natural stone floor, radiator, various windows and view over Dorfold Estate and St. Mary’s Church, part tiled walls, wall light points, TV point, ceiling light point with dimmer switch, beamed ceiling, panel glazed double doors to Hall and panel glazed door to Utility Room.

UTILITY ROOM
“Astracast” single drainer sink unit with mixer tap, plumbing for washing machine and space for undercounter wine cooler (negotiable), base and wall cupboards, wall mounted LPG Worcester boiler for domestic hot water and central heating, electricity meter cupboard, external door, radiator, natural stone floor.
LIVING ROOM
18' 4" x 20' 5" (5.59m x 6.22m) A delightful light and airy room with various windows enjoying lovely views. The focal point is provided by Antique Oak Adam style fire surround with cast insert and electric coal effect Georgian style firegrate basket, beamed ceiling, 2 radiators, glazed exterior door to west elevation patio, 5 wall light points, ceiling spot lights, TV point.
FIRST FLOOR
Landing, two conservation sky lights, 3 wall light points, high vaulted sections with exposed beams, radiator.

MASTER BEDROOM ONE
19' 4" max x 14' 5" max (5.89m x 4.39m) Pitched open ceiling with exposed beams and upper level storage platform, exposed truss, circular window overlooking open fields, walk in dressing area and return section having fitted hanging shelving and storage, built in wardrobe with TV shelving provision, radiator.

NOTE: Two freestanding wardrobes and drawers included in sale.

ENSUITE SHOWER /WC
Double screen door enclosed cubicle, fully tiled with a thermostatic mixer shower, square wash hand basin with built in drawer section. Dual fuel chrome heated towel rail, close coupled WC, circular window, tile floor, mono pitched beamed ceiling, extractor fan, built in mirrored front eye level storage cupboards.
BEDROOM TWO
9' 8" x 16' 1" (2.95m x 4.9m) Mono pitch beamed open ceiling with a part exposed truss section, circular window enjoying delightful views, TV and telephone points, radiator.

BEDROOM THREE
9' 4" x 16' 1" max (2.84m x 4.9m) Mono pitch beamed open ceiling with a part exposed truss section, circular window with delightful views over the courtyard, radiator, telephone point with Broadband connection available.
BATHROOM
Modern suite comprising: panel bath with shower head mixer tap, part tiled walls, tiled floor, close coupled WC, pedestal wash hand basin, conservation skylight, electric heated towel rail, mono pitch roof with exposed timbers, radiator, shaver socket.

EXTERIOR
(See also attached plan)
Situated in the centre of a picturesque village, close to St. Mary’s Church and adjoining farmland belonging to the Dorfold Estate. One of seven individual units on a small, select and exclusive gated development, set around a central lawned courtyard.

Coded entrance intercom controlled double entrance gates give access to the development and Edge House, which enjoys its own private brick paved entrance driveway and adjoins the lawned front garden, with brick walling and stocked boarders.

Rear garden with fencing, providing a pleasant secluded space.

NOTE. Two visitor parking spaces are also provided for use by all the owners within the development. External double power point and cold water external tap, various external lights to front, side and rear (not tested). South Westerly facing rear garden, laid to lawn with Indian stone pathway and patio area. Gated side entrance, delightful views over the adjoining Dorfold Estate Farm land.

EPC RATING: D
COUNCIL TAX BAND: F
SERVICES
All mains services (metered) water and electricity are either connected or available locally (subject to statutory undertakers costs & conditions).
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.
Shared LP Gas supply to each property, presumed mains drainage.

TENURE
Long leasehold being the remainder of a 999 year lease. Individual ground rent payable annually on 1st January.
Village Farm (Acton) Residents Association approx. £30 per month per residence to cover outside maintenance of the common areas, insurances of the external shared areas, maintenance of the driveway and electric gates, plus electricity for external courtyard lights etc. (further details on request).
NOTE. The present owner pays the regular gardener an additional payment to mow the private lawns and maintain the borders of Edge House.

VIEWING
Strictly by appointment with the Agents Wright Marshall Nantwich Office. E-mail: nantwichsales1@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.

MARKET APPRAISAL
"Thinking of Selling"? Wright Marshall have 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.

COPYRIGHT & DISTRIBUTION OF INFORMATION
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agents/website owner’s express prior written consent.