



A substantial detached house, with an attached one bedroom annexe, and exceptionally large gardens and paddock. Located within walking distance of Bunbury Village, and with the benefit of stunning views of Bunbury Church.

FOR SALE BY INFORMAL TENDER

Tenders to be submitted by 12 noon on Wednesday 12th April 2017

GUIDE PRICE £450,000 - £550,000 +

INTRODUCTION

The first feature viewers are likely to appreciate is the large driveway to the front of the property, which covers the length of the substantial and attractive mature garden. The drive leads to an area which provides ample off road parking.

The property offers a large amount of pasture land to the left hand side with road frontage, and some further land to the rear and right hand side of the property, all the land is surrounded by a mix of post and rail fencing and mature hedges.

The house itself has substantial accommodation comprising of; three bedrooms, a kitchen, an attached one bedroom annexe, a living room, dining room and family bathroom.

All three of the bedrooms offer ample space and diverse range of picturesque views.

The Kitchen offers a fantastic view of pasture land and of various Bunbury village landmarks, such as the historic Church.

The annexe is separated from the main house living accommodation. The annexe accommodation comprises of a one bedroom/living area, a kitchen, cloakroom and shower.

LOCATION

Bunbury is a small, unspoilt and peaceful village with a large Co-operative convenience store, butcher, two public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, tennis club and state of the art newly constructed Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence and is supported by the Worshipful Company of Haberdashers. The Primary School also acts as a feeder into Tarporley High School which can be found within 5-10 minutes' drive.



The nearby Village of Tarporley provides a wider range of amenities and the whole area is well placed for the business traveller with many commercial centres including Manchester, Liverpool, Crewe, Warrington and Nantwich all being found within a comfortable commuting distance. Furthermore it should be noted that Crewe railway station, and Manchester and Liverpool Airports can all be found within a reasonable travelling time. For those with an interest in historical cities, Chester City Centre can be reached within 25-30 minutes.

ENTRANCE HALL

11' 7" x 10' 10" (3.53m x 3.3m) Front aspect timber door with obscured glass panel. Front and side aspect UPVC double glazed window. Double panel radiator. Ceiling mounted light fitting. Doors leading to kitchen, living room and dining room. Stairs rising to first floor.

LIVING ROOM

14' 6" x 13' 1" (4.42m x 3.99m) Front aspect UPVC double glazed window. Side aspect UPVC double glazed bay window. One double panel and one single panel radiators. Two ceiling mounted light fittings. Fireplace with tiled hearth and surround and timber mantel. Coved ceiling.





DINING ROOM

11' 5" x 11' 6" (3.48m x 3.51m) Front aspect UPVC double glazed window. Side aspect UPVC double glazed window. Double panel radiator. Two ceiling mounted light fittings. Fireplace with tiled hearth and surround. Exposed timber beam to ceiling.

KITCHEN

7' 9" x 13' 1" (2.36m x 3.99m) Rear aspect UPVC double glazed window. Doors leading to pantry and second hall. Partially tiled walls. Ceiling mounted light fitting. Double panel radiator. Range of wall and floor mounted kitchen units. Stainless steel sink with drainer unit and mixer tap. Laminate preparation surface. Space for double electric oven with four ring electric hob. Space for fridge freezer.

PANTRY

5' 6" x 4' 11" (1.68m x 1.5m) Front aspect UPVC double glazed window. Ceiling mounted light fitting. Quarry tiled floor.

SECOND HALL

4' 1" x 5' 6" (1.24m x 1.68m) Quarry tiled floor. Doors leading to cloakroom, boiler room, entrance hall of the annex.

BOILER ROOM

2' 8" x 3' 5" (0.81m x 1.04m) Housing a Worcester boiler. Ceiling mounted light fitting.

CLOAKROOM

2' 7" x 4' 7" (0.79m x 1.4m) Low level W.C. Rear aspect UPVC double glazed obscured glass window. Ceiling mounted light fitting. Quarry tiled floor.

FIRST FLOOR

LANDING

11' 7" x 8' 7" (3.53m x 2.62m) Rear aspect UPVC double glazed window. Doors leading to master bedroom, bedroom 2 and framed opening leading to further hall. Ceiling mounted light fitting. Single panel radiator.

MASTER BEDROOM

14' 10" x 13' 0" (4.52m x 3.96m) Fireplace. Two single panel radiators. Front and side aspect UPVC double glazed window. Two ceiling mounted light fittings.





INNER LANDING

3' 8" x 4' 4" (1.12m x 1.32m) Fitted storage cupboards. Access to loft. Doors leading to bedroom 3 and family bathroom.

BEDROOM 2

11' 7" x 11' 7" (3.53m x 3.53m) Front and side aspect UPVC double glazed window. Double panel radiator. Ceiling mounted light fitting.

BEDROOM 3

11' 6" x 7' 11" (3.51m x 2.41m) Front aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting. Fitted wardrobe. Storage.



FAMILY BATHROOM

6' 8" x 8' 5" (2.03m x 2.57m) Ceiling mounted light fitting. Side aspect UPVC double glazed window. Bath with shower over. Pedestal wash hand basin. Low level W.C. Single panel radiator.

ANNEX

ENTRANCE HALL/UTILITY ROOM

5' 4" x 7' 4" (1.63m x 2.24m) Front aspect UPVC double glazed door with two UPVC double glazed windows to side. Quarry tiled floor. Stainless steel sink with hot and cold taps and drainer unit. Space for washing machine. Ceiling mounted light fitting. Door leading to Annex living room/bedroom.



LIVING ROOM/BEDROOM

19' 10" x 9' 10" (6.05m x 3m) Front aspect UPVC double glazed double doors which leads to the front of the property with matching UPVC double glazed windows to either side. Two single panel radiators. Side aspect UPVC double glazed window. Rear aspect UPVC double glazed window. Two ceiling mounted light fittings. Door leading to kitchen area.

KITCHEN

7' 1" x 4' 9" (2.16m x 1.45m) Single panel radiator. Range of wall and floor mounted kitchen units including a stainless steel sink with hot and cold taps and drainer unit. Space for cooker. Side aspect UPVC double glazed window. Ceiling mounted light fitting. Rolled top preparation surface. Door leading to shower room.

LOBBY

4' 9" x 2' 5" (1.45m x 0.74m) Pedestal wash hand basin. Side aspect UPVC double glazed obscured glass window.



SHOWER

7' 3" x 2' 6" (2.21m x 0.76m) Side aspect UPVC double glazed obscured glass window. Single panel radiator. Low level W.C. Fully tiled shower enclosure. Ceiling mounted light fitting.

EXTERIOR

The gardens and grounds are as shown on the enclosed plan approached via double opening gates over a long gravelled driveway leading to turning area and to the detached garage. The principal gardens have herbaceous borders and trees lining the driveway. There are lawns and further borders and beds interspersed by flagged pathways and incorporating timber and corrugated garden shed 12'9" x 9'9".

GARAGE/GENERAL PURPOSE STORE

15'9" x 23'3". Of timber and asbestos construction with single up and over door.

With kitchen garden adjoining including the timber glazed greenhouse on concrete base and timber and felt garden shed 11'9" x 7'6".

In addition to the gardens there are paddocks laid to pasture ideal for grazing and keeping of stock with separate agricultural access onto the public highway.

SERVICES

We understand that mains water and electricity are connected. Private drainage system via a septic tank.

VIEWING

Open viewings on Wednesdays and Sundays between 2.00 p.m. and 4.00 p.m. starting on Sunday 5th March.

TENURE

We understand the tenure to be freehold.

INFORMAL TENDER

Tenders are to be submitted on the form of tender attached to these particulars of sale by 12 noon on Wednesday 12th April 2017 for the attention of Mr N.A. Eckersley FRICS, Wright Marshall, 63, High Street, Tarporley, Cheshire, CW6 0DR.

ROUTE

From our office in Tarporley proceed along the High Street and Nantwich Road to the T-junction with the by-pass. Turn left and continue to the traffic lights at the crossroads with the Red Fox public house, go straight on and continue onto Nantwich road/A51, and proceed through the village of Tilstone Fearnall. After passing The Travellers Rest on the right hand side, take the next right hand turn onto Bunbury Road. Proceed over the Canal, then take the next left hand turn onto Birds Lane. Travel along Birds Lane, and the property can be found on your right hand side, clearly identified by a Wright Marshall for sale board.

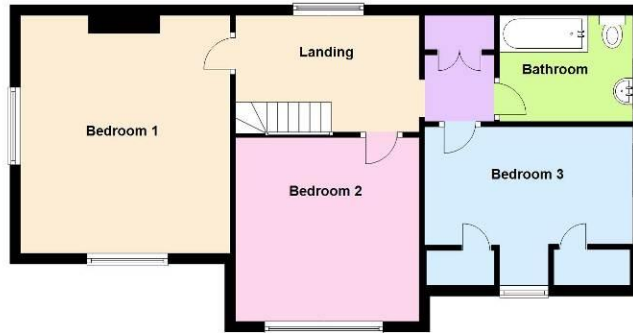
Ground Floor

Approx. 90.9 sq. metres (978.9 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.6 sq. feet)



Total area: approx. 150.6 sq. metres (1621.5 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Woodworth House, Birds Lane, Bunbury

INFORMAL TENDER

WOODWORTH HOUSE, BIRDS LANE, BUNBURY, NR. TARPORLEY, CHESHIRE, CW6 9PU

I/WE :

OF:

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Telephone:

Tender is for the purchase of Woodworth House, Bunbury as described and in accordance with the conditions referred to within these particulars of tender.

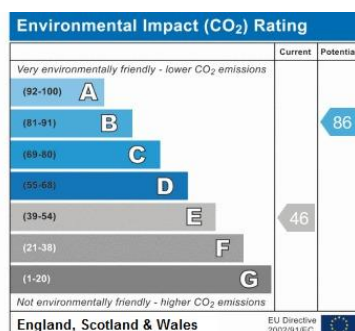
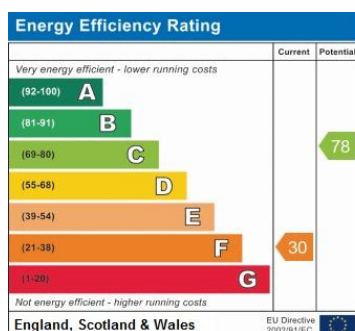
£

Amount In Words

My/Our Solicitor Is:

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**TO BE SUBMITTED TO:-
WRIGHT MARSHALL LTD, 63 HIGH STREET, TARPORLEY, CHESHIRE
FOR THE ATTENTION OF : MR N.A. ECKERSLEY FRICS.,
NO LATER THAN 12 NOON ON WEDNESDAY 12TH APRIL 2017**



63 High Street, Tarporley,
Cheshire, CW6 0DR

www.wrightmarshall.co.uk
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01829 731300

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements