



# Nercwys

**GUIDE PRICE**  
**£695,000**

## PROPERTY FEATURES

Detached double fronted family home

Stunning panoramic views

Features including exposed beams

and log burner

Six bedrooms



*home*  
**SALE**

*home*  
**LET**

PROPERTY NEGOTIATORS



#### DESCRIPTION

Ideally situated elevated on a hillside with stunning views across the Cheshire plains towards the Mersey estuary. Standing in large Gardens with an Indian stone patio taking advantage of the panoramic views. The property enjoys plentiful off road parking together with attractive double glazed sash style windows making this stone built property extremely easy on the eye. The accommodation which offers much flexibility with a separately accessed potential three storey annexe with Kitchen, Living area with log burner, En-Suite Bathroom & Master Bedroom. The main property which has been sympathetically upgraded with much of the original character and charm retained together with quality fittings including a superb "Fired Earth" timber Kitchen which has integrated appliances together with an "Aga" with two view facing windows and French doors onto the patio area. The main accommodation comprises briefly; Entrance Porch, Cloaks/W.C., spacious over 20ft long Living Room, equally good sized Dining Kitchen, separate Dining Room with log burning stove, Snug. To the first floor 4 Bedrooms with the large Master Bedroom enjoying unrivalled views with an en-suite shower room. There are a further large Bedroom to the third floor with a separate loft area with an En-Suite off.

#### ENTRANCE PORCH

With limestone effect tiled flooring, double glazed entrance door.

#### LIVING ROOM

20' 3" x 11' 4" (6.27m x 3.45m) With continued limestone effect flooring, cast iron column style radiator, double glazed French doors opening onto the patio area.

#### DINING KITCHEN

20' 7" x 11' 9" (6.27m x 3.58m) With a quality and bespoke painted timber "Fired Earth" range of wall, floor and drawer units with cracked ceramic style roll top work surfaces with an inset ceramic double drainer with an antique chrome effect swan neck mixer tap, tiled splash backs, "Aga" range oven, integrated dishwasher, space for a large fridge/freezer, two large double glazed sash style windows with stunning views, built in timber shutters, arched double glazed French doors opening onto the patio area, coved ceilings, ceiling rose.

#### ENTRANCE HALL

With patterned tiled flooring, stairs off, timber entrance door, radiator, cast iron column style radiator, access to the Cellar.





#### DINING HALL

21' 6" x 11' 4" (6.55m x 3.45m) 11'4" reducing to 9'2"

Cast iron log burning stove on a tiled base, exposed beams, cast iron column style radiator, two double glazed sash style windows, access to the annexe.

#### SNUG

12' 7" x 12' 1" (3.84m x 3.68m) Cast iron column style radiator, cast iron oval shaped feature fireplace with a timber mantel, original pine double storage cupboards, double glazed sash style window with fine views with original shutters.

#### FIRST FLOOR

##### LANDING

Stairs to the second floor, radiator, double glazed sash style window.

##### BEDROOM ONE

20' 7" x 11' 10" (6.27m x 3.61m) Feature fireplace, painted exposed beams, radiator, double glazed sash style window, velux style window.

##### ENSUITE

12' 0" x 6' 8" (3.66m x 2.03m) With a white suite comprising a double tiled shower cubicle with a chrome T bar style shower unit, pedestal wash hand basin, low level w.c., slate tiled flooring, plumbing washing machine, double glazed sash style windows.

##### BEDROOM THREE/NURSERY

12' 9" x 10' 9" (3.89m x 3.28m) Original fireplace, built in storage, radiator, double glazed sash style windows.

##### BEDROOM TWO

12' 7" x 12' 1" (3.84m x 3.68m) Exposed beams, original fireplace with ornate tiled inset, recessed pine storage cupboards, radiator, double glazed sash style window.

##### BATHROOM

11' 0" x 9' 5" (3.35m x 2.87m) With a white suite comprising of a freestanding cast iron roll top clawfoot bath, low level w.c., "Savoy" pedestal wash hand basin, cast iron column radiator, ceramic tiled flooring, fully tiled shower cubicle with "Mira" electric shower, recessed storage cupboards.



#### SECOND FLOOR

##### LANDING

Built in storage cupboards, beams.

##### BEDROOM FOUR

20' 6" x 18' 3" (6.25m x 5.56m) Maximum overall measurement.

Currently divided into a Bed & Study area, ideal for teenagers, two double glazed "Velux" style windows, exposed beams, some restricted headroom.

##### BEDROOM FIVE

12' 7" x 8' 8" (3.84m x 2.64m) Exposed beams, two double glazed velux windows.



##### ENSUITE

With a white suite, fully tiled shower cubicle with "Triton" electric shower, low level, pedestal wash hand basin, ceramic tiled flooring.

#### ANNEXE

##### KITCHEN/GYM

24' 9" x 10' 4" (7.54m x 3.15m) Own access to the side, oak fronted wall, floor and drawer units, laminate roll top work surfaces, exposed beams, two double glazed sash style windows, quarry tiled flooring, two radiators, "Trianco" central heating boiler which serves the annexe area not currently working.



##### LIVING AREA

24' 9" x 10' 8" (7.54m x 3.25m) With a cast iron log burning stove, stair to the second floor, two double glazed sash style window.

#### SECOND FLOOR

##### MASTER BEDROOM

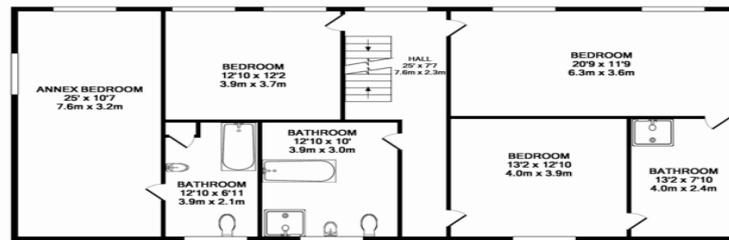
20' 6" x 11' 9" (6.25m x 3.58m) Painted exposed beams, radiator, feature beams, two double glazed sash style windows.

##### ENSUITE BATHROOM

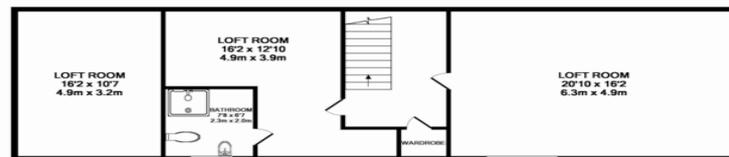
White suite, panelled bath with a "Mira" electric shower over, low level w.c., pedestal wash hand basin.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1362 SQ.FT.  
(124.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1290 SQ.FT.  
(119.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 839 SQ.FT.  
(77.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 3471 SQ.FT. (322.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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