



Wyche Lane, Bunbury

**CHESHIRE
LAMONT**

Wyche Lane, Bunbury

CW6 9PS

A delightful Three Bedroom Semi-Detached Cottage style property set in attractive gardens and benefiting from off road parking. Situated in the desirable village of Bunbury and offering superb views to the front and rear.

- Reception Hall, Living Room with log burner, Kitchen Diner with Pantry, Study, Utility and Cloakroom.
- Three Double Bedrooms, Family Bathroom.
- Ample parking, large Single Garage with workshop, attractive gardens with delightful views.

Location

The property is situated on Wyche Lane within walking distance of Bunbury Village amenities and facilities which includes a mini supermarket, village coffee shop and three pubs/restaurants. There is a primary school in the village and leading secondary schools in Tarporley, together with established transport to independent schools both in Shropshire and Cheshire. Bunbury is a traditional village with a strong sense of community enjoyed by both adults and children. The area boasts sport and leisure activities for all, including cricket, hockey, tennis clubs and golf courses nearby. The immediate surrounding countryside offers attractive walks and outstanding views, including access to the Sandstone Trail and Bickerton Hills.

Accommodation

A uPVC front door with glazed inset panel opens into a large **Reception Porch** which provides ample storage space, including fitted units, and could be used as a Study if required. A further glazed internal door leads into a hallway with staircase to the first floor and under-stairs cupboard. The **Living Room 4.57x 3.64** benefits from a bay window to the front elevation and a Clearview log burner set into a recessed fireplace with stone hearth and oak mantle. Returning to the hallway, there is a **Study 1.96 x 1.50**. A **Kitchen/Diner 4.66 x 4.66** provides a range of wall and floor mounted units, integrated fridge, freestanding oven with extractor above, tiled flooring, space for family dining table with French Doors leading onto patio, Clearview log-burning stove, space and plumbing for dishwasher, sink with mixer tap and a pantry which currently houses a large fridge/freezer. Off the Kitchen/Diner, a **Utility Room 2.43 x 1.92** with quarry-tiled floor gives side access to the property and also leads to **Cloakroom** with WC and wall-mounted washbasin.



First Floor

The **Master Bedroom 4.14 x 3.48** is fitted with Sharps wardrobes and a window to the rear elevation provides delightful views over fields and of St Boniface Church beyond. **Bedroom Two 3.44 x 2.44** is a double room also benefiting from views of fields and the church. **Bedroom Three 3.64 x 2.38** is a double bedroom situated to the front of the property with built-in storage space and rural views to the front. The **Family Bathroom** hosts a panel bath with rainfall shower above and large panel tiling. In addition to this, there is a dual flush WC and vanity washbasin with mirrored cupboard above.

Externally

The frontage of the property is accessed via wrought iron gates which lead onto a block-paved driveway providing parking for several vehicles and access to a single garage. There is a small lawned area with low-level privet hedge and a gate leading to the rear of the property. The **Single Garage 5.88 x 3.25** has an up-and-over door and to the rear is a **Workshop 3.25 x 2.44** with uPVC window to the rear elevation and side access door. The rear garden boasts a combination of lawned and patio areas, along with a range of mature shrubs and hedges. A timber **Summerhouse** could be used as a Garden Office and has insulation and power. Further to this, a **Log Store** comprises two useful storage rooms. The rear garden offers lovely open views of fields behind.

Directions

From Tarporley head South on the A49 towards Whitchurch, upon reaching Bunbury turn left at the cross roads into School Lane, follow School Lane in to the centre of the village passing the school on your right, just past the Chip shop take the left hand fork and at the top of the junction take a left hand turn passing the Nags Head Public House, immediately after take the right hand turn onto Wyche Lane, follow this lane passing Wyche Road on the left hand side, the road bears round to the right and the property can be found on the left-hand side before it narrows.

Services

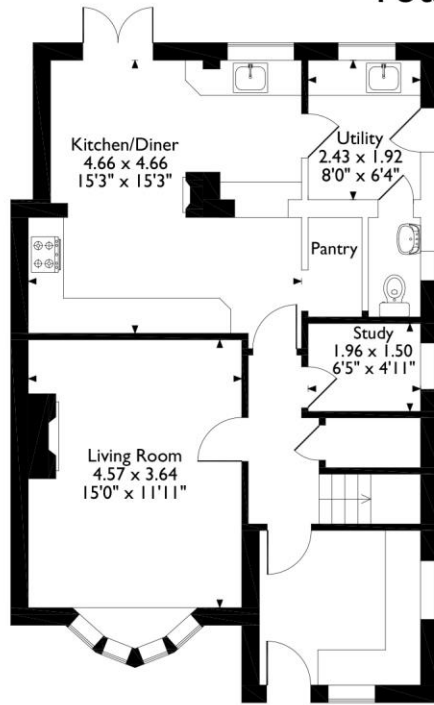
Oil central heating, mains drainage and electric. (Not tested by Cheshire Lamont).

Viewings

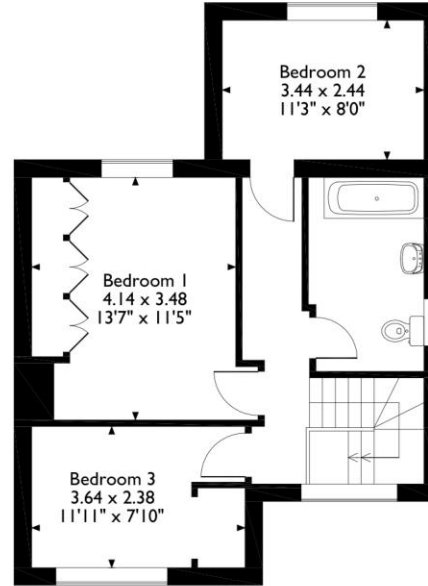
Strictly by appointment with Cheshire Lamont only.



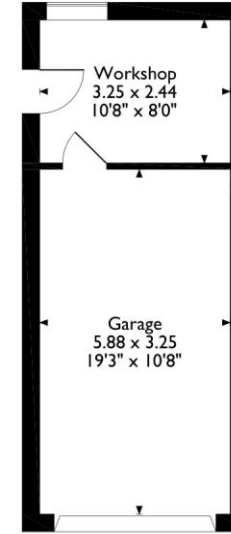
Approximate Gross Internal Area
 Main House = 1237 sqft/115 sqm
 Garage/Workshop = 291 sqft/27 sqm
 Total = 1528 sqft/142 sqm



Ground Floor

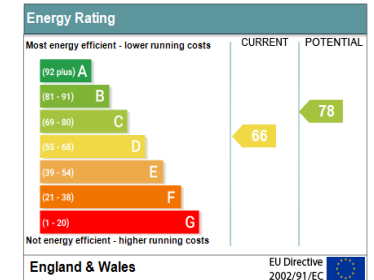


First Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Address: 8 Wyche Lane, Bunbury, TARPORLEY, CW6 9PS
 RRN: 0300-2985-9210-2907-0925



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CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
 Tarporley
 Cheshire CW6 0UW
 Tel: 01829 730700

5 Hospital Street
 Nantwich
 Cheshire CW5 5RH
 Tel: 01270 624441