



Coriander, Wyche Road, Bunbury

Sale By Informal Tender 12 Noon – 25th June 2024

Guide Price £350,000 - £400,000



Coriander, Wyche Road

Bunbury, Cheshire, CW6 9PR

This three bedroom semi-detached cottage offers prospective purchasers the opportunity to extend and modernise (subject to consent from relevant authority) the current accommodation to create a stunning home situated within walking distance of the facilities of Bunbury Village.

The property is to be sold by Informal Tender
Tender Date 25th June 2024
At 12 noon

- Reception / dining hall, living room with feature fireplace, kitchen breakfast room, ground floor double bedroom and bathroom.
- Two first floor bedrooms.
- Cottage style gardens to both front and rear, single garage.

The property is situated 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 glazed panel front door opens to the **Reception Hall 5.2 m x 1.8 m** which the current vendors utilised as a Dining Hall, off the Reception Hall. There is a Living Room, Kitchen Diner, Double Bedroom and Bathroom with two further Bedrooms to the first floor. The attractive **Living Room 5.5 m x 3.7 m** includes a feature sandstone detailed fireplace incorporating a multifuel burning stove (which serves the radiators and hot water system. This is in addition to a hot water storage tank with immersion). Exposed ceiling timbers add additional character to the room which overlooks a field to the front. It should also be noted that there is space within the Living Room for a dining table if desired, a staircase rises from the Living Room to the first floor.

The **Kitchen breakfast room 3.9 m x 3.8 m** overlooks the rear garden and is fitted with wall and floor cupboards. There is an electric cooker point, space for a freestanding fridge freezer and plumbing for a washing machine. A glazed door gives access to the rear garden.

Bedroom One 3.8 m x 3.3 m also overlooks the rear garden and has a built-in storage cupboard housing the domestic hot water cylinder. The adjacent bathroom is fitted with a panel bath, pedestal wash handbasin and low WC. There are two further bedrooms to the first floor **Bedroom Two 3.7 m x 3.1 m** offers attractive view to the front, **Bedroom three 2.8 m x 2.3 m** has a rear aspect.

Externally

A gravelled driveway gives access to the **Single garage 5.8 m x 3 m** with parking to the front of the garage for 2/3 cars. The front garden includes mature shrubs and a lawn area, access can be taken along the side of the garage to the enclosed and secluded rear garden which is principal laid lawn edged with stock borders.

Services

Water drainage and electricity. Freehold

Viewings

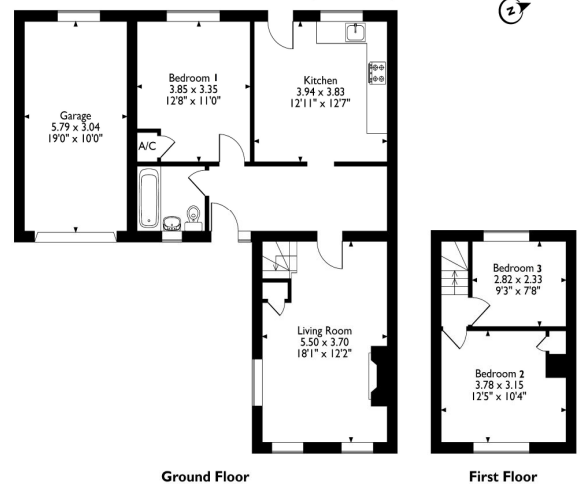
Viewing via Cheshire Lamont Tarporley Office

Directions

What3words : entrusted.finishing.removed

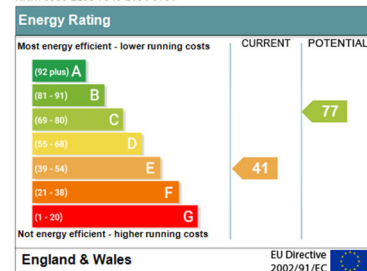
From the village centre turn right at the Nags Head Public House into Wyche Lane. Continue for approximately 0.2 of a mile and turn left onto Wyche Road. The property can be found after a short distance on the left.

Approximate Gross Internal Area
Main House = 904 sqft/84 sqm
Garage = 183 sqft/17 sqm
Total = 1087 sqft/101 sqm



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: Coriander, Wyche Road, Bunbury, TARPORLEY, CW6 9PR
RRN: 0350-2238-7340-2194-3781



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