



**CHESHIRE  
LAMONT**

**Winsford Road Wettenhall**

# The Pumphouse

## Winsford Road, Wettenhall, CW7 4DL

Situated within an attractive rural location between the popular village of Tarporley and the historic market town of Nantwich, this spacious 4/5 bedroom property offers versatile accommodation within a small courtyard development.

- Large open plan Living/Dining Room, Spacious Kitchen, Inner Hallway with oak detailed staircase, Utility Room, Cloakroom, Rear Porch.
- 3 First Floor Double Bedrooms (One currently utilised as a second sitting room), 2 Bath/Shower Rooms.
- Two Further Second Floor Bedrooms (One utilised as a study) both with Ensuite Shower Rooms .
- Enclosed Garden principally laid to lawn with sitting/entertaining area, single garage, two allocated car parking spaces, ample additional visitors parking provision.

### Location

The property is situated in the hamlet of Wettenhall which is conveniently situated between Tarporley village and Nantwich town. Nantwich is a charming and historic market town providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants and highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Alternatively, the bustling village of Tarporley is just 5 miles and offers a wide range of facilities for everyday purposes.

### Accommodation

A spacious well proportioned open plan **8m Living/Dining Room** is finished with a solid oak floor and feature 2m x 2.4m picture window overlooking the courtyard to the front. To the rear of the property there is an **Inner Hallway** also finished with oak flooring and compliments the oak detailed staircase rising to the first floor with large storage/cloaks cupboard beneath. Accessed off the inner hallway is a **Kitchen and Rear Porch** which in turn gives access to the utility room with a cloakroom beyond. **The Kitchen 3.7m x 3.4m** overlooks the rear garden and is fitted with wall and floor cupboards complimented with granite work surfaces. Appliances include a Range style cooker with 5 burner gas hob (LPG) with extractor above, integrated dishwasher and fridge freezer. A set of glazed double doors give access to the Living/Dining Room.



The **Rear Porch** gives access to the garden as well as **Utility Room** which includes a sink unit set within the work surface with space beneath for a washing machine and tumble dryer. A tiled floor continues into the **cloakroom** which is fitted with a low level WC and pedestal wash hand basin.

The first floor there are three double bedrooms (albeit one is utilised as an additional living room by the current vendors) and two bath/shower rooms with a further two bedrooms on the second floor both of which benefit from ensuite shower rooms.

**Bedroom One 3.9m x 3.7m** offers attractive views to the front and benefits from an **Ensuite Shower room**. **Bedroom Two 3.6m x 3.4m** offers attractive views to the rear and benefits from built in double wardrobes. **Bedroom Three 3.9m x 2.7m** (currently utilised as a sitting room) also benefits from built in wardrobes and offers attractive views to the front. The **Family Bathroom** is fitted with a 'P' shaped bath with curved shower screen and shower head above, wall mounted wash hand basin with drawer unit beneath, low level WC, heated towel rail, part tiled walls and a tiled floor.

To the Second Floor a **Galleried Landing** overlooks the first floor landing and features include exposed roof purlins and a king post truss. **Bedroom Four 4.4m x 3.5m** (dimensions include an **Ensuite Shower Room** and built in wardrobes). **Bedroom Five 3.3m x 2.7m** maximum dimensions (note floor plan) is a generous single bedroom currently utilised as a study and also benefits from an **Ensuite Shower Room**.

### Externally

To the front of the property there is a gravelled front forecourt with turning circle providing ample visitors parking. To the rear of the property there is an enclosed garden which is principally laid to lawn with sitting/entertaining area beyond. Pedestrian gate gives access to the communal driveway to the rear which is shared by the residents and within this area there is a single garage and two allocated parking spaces.

### Directions

#### What 3 words - dissolves.slant.thirsty

Proceed down High Street towards Nantwich. At the traffic lights turn left onto A49, continuing over the next set of traffic lights onto the A51 towards Nantwich. Stay on this road and after approximately 5.4 miles, turn left onto Long Lane. Follow Long Lane for approximately 3 miles and at the T-junction turn right onto Winsford Road, after 0.4 miles the barn conversion development can be found on the left, with the visitor parking to the front.



**Services/Tenure**

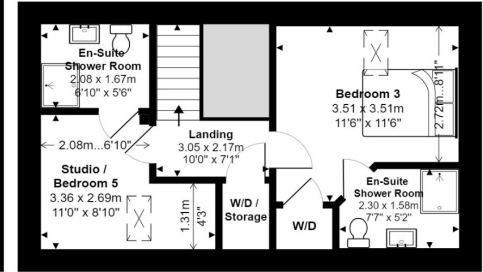
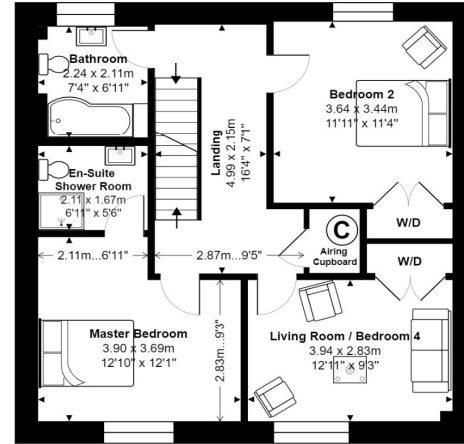
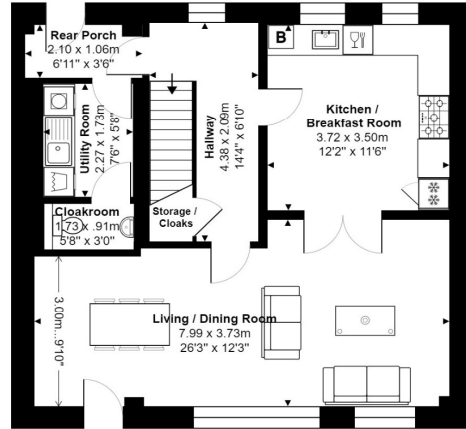
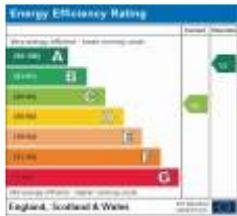
Mains water, electricity, private drainage shared for the development compliant to 2020 Regulations. Freehold.

**Management Charge**

There is a Management charge of £30 per month for the maintenance of the communal areas and facilities.

**Viewing**

By appointment with Cheshire Lamont Tarporley.



**THE PUMPHOUSE, BROOKLANDS BARN, WINSFORD ROAD, WETTENHALL, WINSFORD, CHESHIRE, CW7 4DL**

Approximate Gross Internal Area: 157.4 m<sup>2</sup> ... 1695 ft<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Green House EPC Ltd 2023. Copyright.



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