



**CHESHIRE
LAMONT**

“Highwalls”, Wistaston Park, Wistaston CW2 8JT

An outstanding and highly individual detached bungalow within a most sought after and delightful, tranquil established location, standing in period walled gardens and grounds extending to 0.2 of an acre. Affording further potential for enhancement and some improvement, offering superb accommodation extending to approx 1883 sqft. Available with NO CHAIN for early completion.

- A very rare opportunity to acquire and enhance a spacious detached bungalow
- Standing in an outstanding established hidden location within Wistaston
- Within period walled gardens and grounds extending to 0.2 of an acre
- Providing spacious and open plan accommodation extending approx. 1883 sqft
- Three double bedrooms, fully appointed bathroom, cloakroom with shower, utility room
- Spacious open Plan South facing lounge, dining room, large fully appointed dining kitchen
- Affording significant potential for individual improvements and alteration
- In a delightful, tranquil position with superb surrounding aspects
- Shared private approach, attached single garage, separate double garage/workshop



Agents Remarks

"Highwalls" stands in a delightful select and tranquil situation within the former grounds of the adjoining Catholic Retreat. The bungalow provides spacious open plan living accommodation with outstanding aspects over the private gardens. The approach is along a shared select tree-lined lane to just three properties and is situated nearby to the iconic "Joey The Swan". The area is renowned for its range of period housing and easy access to nearby facilities within the village and to all the services within Crewe and nearby Nantwich.

Property Details

A uPVC double glazed door leads to:

Enclosed Entrance Porch

With a uPVC double glazed window to front elevation and a glazed panelled door with glazed side panels leads to:



Reception Hall

A glorious entrance to the property with radiator, coved ceiling, large inner hall with wall light points and radiator and glazed double doors lead to:

Lounge 19' 6" x 14' 4" (5.94m x 4.38m)

A beautiful reception room with a lovely aspect over walled gardens to the rear elevation, large tiled fireplace with recessed raised tiled hearth, uPVC double glazed window to side elevation, double radiator, coved ceiling, wall light points and an archway leads to:

Dining Room 12' 6" x 11' 11" (3.80m x 3.63m)

With aluminium framed sliding double glazed doors to rear gardens, uPVC double glazed window to side elevation, radiator, coved ceiling and a built-in cupboard with shelving.

From the Reception hall a door leads to:

Cloakroom with Shower

With WC, pedestal wash basin, high level uPVC double glazed window, fully tiled walls and tiled flooring.

From the Reception Hall a glazed door leads to:

Spacious Dining Kitchen 20' 2" x 11' 11" (6.15m x 3.63m)

With a superb range of Oak fronted base and wall mounted units, attractive working surfaces, single drainer one and a half bowl sink unit with mixer tap, part tiled walls, four ring hob with filter canopy over, built-in double electric oven, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, Amtico style flooring, uPVC double glazed window to front elevation, recessed ceiling lighting, radiator and a glazed door leads to:

Utility Room/Rear Hall 5' 3" x 11' 5" (1.61m x 3.48m)

With base units incorporating a large, deep sink, plumbing for washing machine, Terrazzo tiled flooring, uPVC double glazed window to side elevation, uPVC double glazed door with double glazed side panel to rear and an internal door leads to:

Garage

With up and over door, light, power and wall mounted gas fired central heating boiler.

From the Utility Room/Inner Hall a door leads to:

Bedroom One 13' 1" x 16' 1" max (3.98m x 4.90m max)

With radiator, uPVC double glazed window to rear elevation, uPVC double glazed to side elevation, coved ceiling and full width fitted wardrobes with cupboards over and incorporating railing and shelving.



Bedroom Two 12' 2" x 16' 1" (3.70m x 4.90m)

With a uPVC double glazed windows to front and side elevations, radiator, coved ceiling, pedestal wash hand basin and deep built-in cupboard incorporating railing.

Bedroom Three 12' 2" x 12' 8" (3.70m x 3.87m)

With radiator, uPVC double glazed window, coved ceiling and built-in wardrobe incorporating railing.

Bathroom 7' 11" x 9' 10" (2.41m x 2.99m)

With a panelled bath incorporating shower screen and shower over, WC, wash basin within vanity unit incorporating cupboards and drawers, fully tiled walls, uPVC double glazed window, chrome towel radiator and an airing cupboard with shelving.

Externally

The property stands in a stunning, tranquil, private situation bordered by original, high estate walls with an abundance of mature specimen plants, trees and shrubs and a large lawned garden area, extensive paved patio and delightful surrounding aspects in the periphery. The property benefits further from a driveway to the front and a further large double garage/workshop stands from the entrance drive.

Tenure

Freehold.

Services

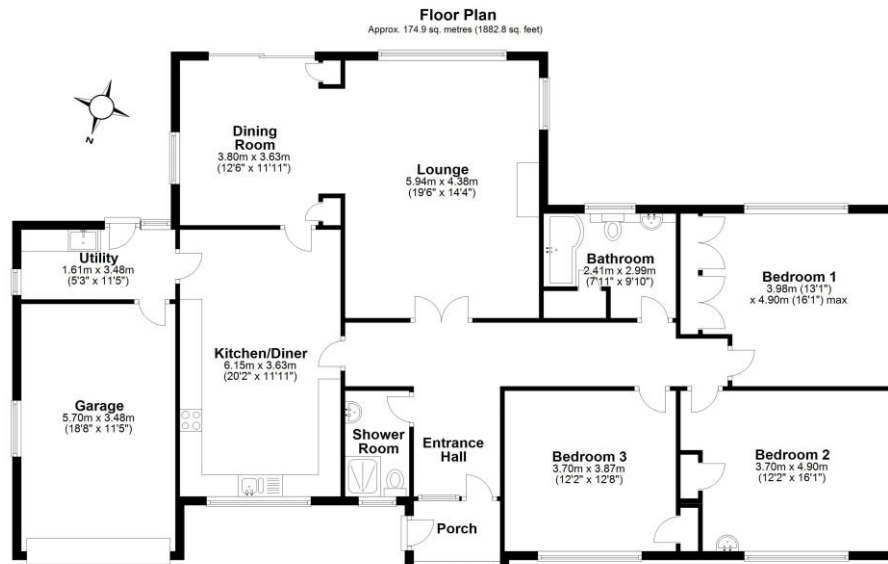
All main services are connected (not tested by Cheshire Lamont Limited)

Viewings

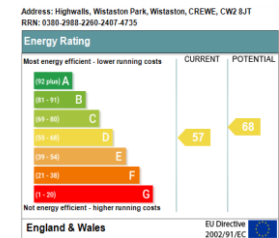
Strictly by appointment only via Cheshire Lamont Limited.

Directions

From the Agents office take Crewe Road out of Nantwich passing over the roundabout at the Peacock Hotel, continue for approximately 1 mile and turn left into Church Lane, continue along Church Lane passing the Church and School and continue to "Joey The Swan". Turn right along Broughton Lane and turn right onto the small close of period housing. Turn right after the housing and proceed towards "Highwalls".



Floorplan is for illustrative purposes only.
Plan produced using PlanUp.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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