



CHESHIRE  
LAMONT

No. 1 Lodmore Cottages, Lodmore Lane, Burleydam SY13 4BE

A stunning three bedroom period Grade II listed semi-detached cottage of immense character and charm, exuding significant appeal and newly extended, enhanced and improved to an exceptional standard affording delightful features and accommodation standing in wonderful South Cheshire countryside. With attractive established gardens bordering open fields extending to 0.25 of an acre in a highly sought after location. Viewing highly recommended. NO CHAIN for early completion.

- A simply charming semi-detached Grade II listed period cottage
- Impeccably extended, enhanced and improved to an exacting specification
- Within delightful South Cheshire countryside
- Affording spacious and superbly appointed accommodation
- Master bedroom with en suite, two further bedrooms and bathroom
- Large beamed lounge, large open plan dining kitchen, laundry room and cloakroom
- Delightful cottage gardens with large lawn and extensive terrace
- In a fine position nearby to Audlem, Nantwich and Whitchurch
- Delightfully appointed throughout to a very high standard providing exceptional character, charm and appeal
- NO CHAIN

#### Agents Remarks

No. 1 Lodmore Cottages has been comprehensively and sympathetically improved to the very highest of standards by a local building specialist and blends original period character with all modern comforts and affords superb spacious accommodation to the ground floor and the first floor affords three bedrooms, en suite, bathroom and incorporates newly fitted carpets throughout. The property is located nearby to the highly popular south Cheshire village of Audlem, the historic market town of Whitchurch and Nantwich is close at hand. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and



nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

### Property Details

A slate and edged driveway approaches through the property to the front and sweeps to a parking area. An attractive Staffordshire brick block path leads to a pitched tiled porch with a handsome Oak panelled door leading to:

### Vestibule

With herringbone wood block flooring and a doorway leads to:

### Large Open Plan Dining Kitchen 15' 1" max x 18' 8" (4.61m x 5.69m)

Superbly appointed with delightful aspects over the gardens to the side and the rear with fine far reaching rural views. Appointed with a shaker country kitchen incorporating tall integrated fridge and freezer, wall mounted cupboards, base units comprising cupboards and drawers, built in electric oven, four ring induction hob incorporating a central extractor, double glazed windows with monkey-tail furniture to side and rear elevations, recessed ceiling lighting, Herringbone wood block flooring, dining island with cupboards beneath, Oak railed staircase ascending to first floor, panelled door to deep under stairs cupboard incorporating Herringbone wood block flooring and open access leads to:

### Laundry/Boot Room 9' 10" x 10' 2" max (3.00m x 3.10m)

With a large Oak panelled door to rear gardens, Oak plank effect tiled flooring, wall mounted cupboards, tall cupboard, sink unit with mixer tap inset within attractive surround and with cupboards beneath, double glazed window to rear elevation with monkey-tail furniture and a pine panelled door leads to:

### Cloakroom

With WC, wash stand with mixer tap and cupboards beneath, partially exposed Cheshire brick walling, extractor fan and access to roof void.

From the Kitchen a panelled door leads to:

### Large Lounge 18' 2" x 15' 8" (5.53m x 4.77m)

A superb period lounge incorporating exposed beams and pillars, Herringbone wood block flooring, Oak skirting boards, two double radiators, sectional glazed window to front elevation, glazed windows to side elevation, wall light points and an attractive exposed Wattle & Daub panel within glazed surround.

From the Kitchen a staircase ascends to:



## First Floor

With Oak handrail, large landing, inner landing, radiator, fitted carpets, access to loft, exposed ceiling and wall beams, exposed Cheshire brick wall and a panelled door leads to:

### Master Bedroom 11' 11" max x 14' 4" (3.63m x 4.37m)

Affording stunning far reaching rural views over open countryside, double glazed sectional window to side elevation, double glazed sectional window to rear elevation with lovely rural views, radiator, telephone point and a pine panelled door leads to:

### En Suite Shower Room

With walk in shower enclosure incorporating full height sliding screen, tiled walls, shelf niche, recessed ceiling lighting, chrome radiator, vanity wash sink with attractive surround and incorporating WC, double glazed window to rear elevation, wall mounted mirror cupboard, part tiled walls and attractive tiled flooring.

### Bedroom Two 18' 2" max x 8' 1" (5.53m x 2.46m)

With partially vaulted ceiling incorporating exposed ceiling beams and purlins, original sectional glazed window to side elevation providing far reaching views and radiator.

### Bedroom Three 12' 7" x 7' 3" (3.83m x 2.20m)

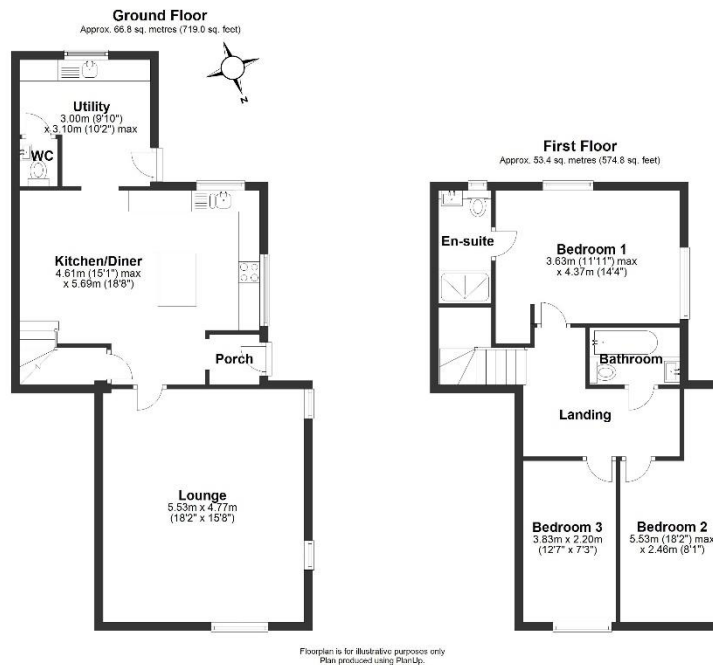
With radiator, exposed ceiling beam and original period sectional glazed Oak framed window to front elevation overlooking front cottage gardens.

### Bathroom

Attractively appointed with a panelled bath incorporating shower screen and overhead shower, WC, vanity wash basin with mixer tap and cupboards beneath, tiled flooring, part tiled walls, extraction fan, recessed ceiling lighting and chrome radiator.

### Gardens

This charming historic cottage stands in attractive established country gardens and is approached via a gateway within hedging on a quiet rural lane in a delightful location nearby to Audlem, Nantwich and Whitchurch. Extensive cottage gardens extend to the front, side and rear of the property with a delightful lawned area bordered by neat privet hedging and mature fruit trees. To the rear stands an extensive paved walled patio area bordered by low brick wall retained flowerbeds and borders and delightful rural country aspects.



**Tenure**  
Freehold.

**Services**  
Newly installed private waste management system, oil fired central heating, partly double glazed, mains water and electricity.

**Viewings**  
Strictly by appointment only via Cheshire Lamont Limited.

**Directions**  
Proceed out of Nantwich along Wellington Road, over the railway crossing and turn right onto Park Road /A530. Follow the road round to the left past Nantwich Lake and continue along Baddington Lane and onto Whitchurch Road /A525 for approx. 6 miles. Turn left onto Whitchurch Road and slight right onto Lodmore Lane where the property can be found on the right hand side.

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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