



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

FOR SALE BY INFORMAL TENDER ON: FRIDAY 29TH AUGUST 2025 AT 12 NOON. (Subject to conditions & prior sale). GUIDE PRICE £750,000 - £795,000 PLUS. NO CHAIN. Positioned within a mature well established locality discreetly nestled amidst large gardens & grounds sits ‘The Meadows’. So rare is this property it is an immense opportunity for both owners occupiers and perhaps those who wish to explore possible planning potential for some or all of the overall plot. The extensive plot includes a large rear field with timber stables. The distinctive individually designed property boasts spacious & naturally light accommodation over two floors with additional loft rooms and charming balcony overlooking the garden to the rear. With stables, detached two storey garage offering potential annexe / multi generational living opportunities and extensive gated driveway there is ample scope for owner occupiers or indeed developers to maximise the potential in front of them.

DESCRIPTION

FOR SALE BY INFORMAL TENDER ON: FRIDAY 29TH AUGUST 2025 AT 12 NOON. (Subject to conditions & prior sale). GUIDE PRICE £750,000 - £795,000 PLUS. NO CHAIN - AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

Positioned within a mature well established locality discreetly nestled amidst large gardens & grounds sits ‘The Meadows’. Remaining within the same family for over 40 years, this cherished home has been a tranquil yet highly convenient haven for the family who are now ready to pass the baton over for new owners to fully enjoy. So rare is this property it is an immense opportunity for both owners occupiers and perhaps those who wish to explore possible planning potential for some or all of the overall plot. The extensive plot (extending to approx acres) includes a large rear field with timber stables. The established well stocked gardens are presented in a parkland style with much character. Generous lawns are interspersed with deep planted borders, bridges leading over the pretty brook to the large rear paddock. Numerous seating areas provide wonderful spots in in which to relax, socialise and entertain and fully immerse yourself in the richness & unique position of your surroundings. The distinctive individually designed property briefly comprises; Entrance Hall, Cloaks WC, Living Dining Room, Kitchen Breakfast Room, Utility Room, Sitting Room. First Floor Landing, Master Bedroom One, Bedroom Two (both bedrooms may access a balcony with glorious garden view), Bedroom Three, Bedroom Four, Family Bath & Shower Room. Two loft rooms re accessed from the first floor landing via drop down ladder. With stables, a detached two storey garage offering potential annexe / multi generational living opportunities of this nature are becoming few & far between affording scope for owner occupiers or indeed developers to maximise the potential in front of them.

DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. At the 'Wells Green' traffic lights junction, turn right into Rope Lane & turn immediately right into Springfield Drive. Follow the road bearing right, where the property will be observed on the left hand side.

WISTASTON

NANTWICH

INFORMAL TENDER

FOR SALE BY INFORMAL TENDER ON: FRIDAY 29TH AUGUST 2025 AT 12 NOON. (Subject to conditions & prior sale). GUIDE PRICE £650,000 - £750,000 PLUS.

Tender forms are to be completed fully (available upon request via the selling agents - Nantwich office). Tenders are to be submitted in writing by 12 noon on Friday 22nd August 2025 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB. Please contact Louise on: louisechapman@wrightmarshall.co.uk / 01270 625410 if required.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE PORCH

ENTRANCE HALL

5'7 x 3'2 (1.70m x 0.97m)

CLOAKROOM WC

5'10 x 5'4 (1.78m x 1.63m)

LIVING DINING ROOM

LIVING ROOM

21'5 x 14'0 (6.53m x 4.27m)

DINING AREA

17'5 x 14'0 (5.31m x 4.27m)

KITCHEN BREAKFAST ROOM

17'3 x 12'9 (5.26m x 3.89m)

UTILITY ROOM (FORMER GARAGE)

17'7 x 9'6 (5.36m x 2.90m)

SITTING ROOM

13'9 x 13'0 (4.19m x 3.96m)

FIRST FLOOR LANDING

MASTER BEDROOM ONE

13'11 x 13'0 (4.24m x 3.96m)

ROOF TERRACE / BALCONY

11'5 x 7'0 (3.48m x 2.13m)

(ACCESSED FROM BEDROOMS ONE & TWO)

BEDROOM TWO

12'9 x 11'8 (3.89m x 3.56m)

BEDROOM THREE

10'11 x 9'11 (3.33m x 3.02m)

BEDROOM FOUR / STUDY

10'6 x 7'11 (3.20m x 2.41m)

FAMILY BATH & SHOWER ROOM

9'11 x 9'0 (3.02m x 2.74m)

LOFT SPACE ACCESSED VIA DROP DOWN LADDER:-

LOFT ROOM ONE

17'1 x 8'9 (5.21m x 2.67m)

LOFT ROOM TWO

24'1 x 8'8 (7.34m x 2.64m)

EXTERIOR

The property stands on a generous plot with gardens, vast gated driveway and small bridge providing vehicular access to the rear of the property where the stables & paddock is located. Approached over an extensive courtyard driveway there is a detached double garage with expansive room over affording annexe potential.

The potential is enormous however any buyer wishing to purchase The Meadows to enjoy living in the wonderful imposing farmhouse and use the range of outbuildings for equine or commercial use etc is more than able to facilitate varied uses. The site extends to approx. TBC acres in all.

DETACHED TWO STOREY DOUBLE GARAGE

(POTENTIAL ANNEXE)

DOUBLE GARAGE

22'9 x 14'9 (6.93m x 4.50m)

LOFT ROOM / PLAY ROOM / GYM

22'9 x 14'9 (6.93m x 4.50m)

TIMBER STABLE BLOCK:-

PLANT STORE / STABLE ONE

15'11 x 10'0 (4.85m x 3.05m)

IMPLEMENT / LOG STORE

10'0 x 10'0 (3.05m x 3.05m)

TACK ROOM / STORE

10'0 x 5'10 (3.05m x 1.78m)

EPC RATING: D

COUNCIL TAX BAND: F

SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

MARKET APPRAISAL

FINANCIAL ADVICE