



'ABRAHAM'S HOUSE' | MAIN ROAD | BETLEY | CHESHIRE | CW3 9AA | GUIDE PRICE £460,000



An extremely attractive & distinctive village residence of an outstanding imposing architectural style. Nestled in a the sought after village location there are enchanting views to the rear over pretty gardens including the magnificent nearly clock tower enabling buyers to fully immerse themselves into a wonderful country lifestyle.

The charming Grade II Listed property with 'turret' style rooms, lofty ceilings a wealth of original character and immense elegance briefly comprises; Entrance Hall, Living Room with ornate fireplace, Dining/Sitting Room with decorative fireplace, Rear Hall, Kitchen Breakfast Room with AGA & original servants bell box, Pantry/Boot Room, Shower Room & WC, Conservatory with beautiful tiled floor.

First Floor Galleried Landing with amazing ceiling height & window overlooking the clock tower, Bedroom One with pleasant front aspect, Bedroom Two with pretty front vista, Bedroom Three with pretty decorative fireplace (Mahogany linen press / wardrobe included in the sale), Bathroom with roll top bath & storage cupboard which offers easy potential to create a shower cubicle. Enclosed stairs rise from Bedroom One to the second floor loft rooms which offer buyers ample potential to create additional accommodation if required & include two good size store rooms & a pretty vaulted room which would be ideal as a home office.

The views to the front are highly attractive however the rear views from both the first & second floors are outstanding. Encapsulating village beauty & elegance the vista takes in the rear garden and landscape in the distance together with the enchanting historic clock tower.

Quite the backdrop, the views are simply breath taking.

(Note: the vendor currently has the use of a single garage to the rear of the property accessed along a single width access track a short distance from the property. Though not included in the sale there is the possibility of buyers having the same arrangement to use the garage for a nominal annual fee).

NO CHAIN
AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout and continue ahead to London Road, proceeding over the level crossing to the traffic lights. Continue ahead to the roundabout and take the last exit onto Newcastle Road. Proceed all the way to the roundabout and take the last exit (marked Balterley & Betley). Continue ahead at the roundabout and proceed into Betley Village where the enchanting property will be observed on the right hand side.

(The 'Hand and Trumpet' gastro pub, local store/post office, veterinary practice & 'Reading Room' are all a short distance away.

BETLEY & WRINEHILL

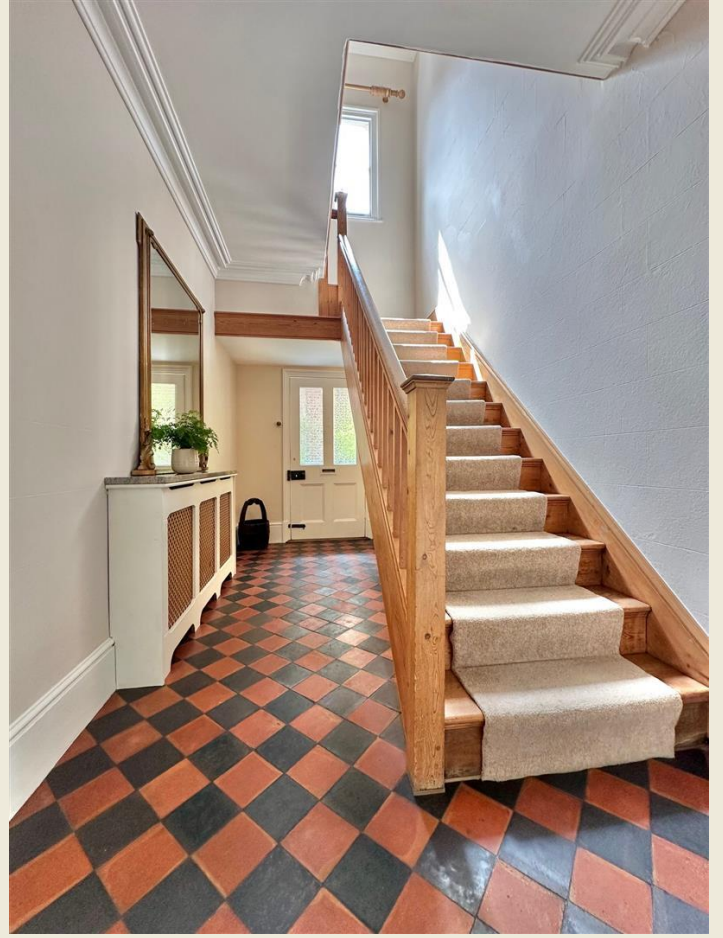
Pretty Wrinehill & Betley villages lie on the borders of South Cheshire and North Staffordshire. Betley is ideally situated and convenient for Newcastle-under-Lyme (6 miles), Nantwich and Crewe (6 miles) and the M6 Motorway (Jct.16) approx. 6 miles. Wychwood Golf Course is 2 miles north of the village. Betley is a bustling village with thriving community spirit and active social events calendar. The village provides a range of local amenities including a primary school, nursery, church, doctors surgery, village shop, Post Office, and The Swan Public House, as well as a frequent bus service to Nantwich, Crewe, Newcastle & Stoke-on-Trent. Betley - meaning the 'clearing in the woods' of Bette (a Saxon woman's name) - is an ancient settlement. It is mentioned in the Domesday Book. It is one of several villages - including Buddileigh, Audley, and Madeley - which seem to be named after women. It had a major market, the charter for which was granted in the thirteenth century. At Betley Hall, a now-demolished country house, Charles Darwin conducted some of his zoological observations and Florence Nightingale visited. At another country house in the village, Betley Court (which is still standing), lived the Romantic poet Eliza Tollet.

The church, dedicated to St Margaret of Antioch, is a beautiful medieval building (reasonably well-restored by George Gilbert Scott), with oak beams and a cricket ground to the rear.

The village of Wrinehill – which seamlessly continues from the Betley boundary & where this property is located boasts the Brunning & Price owned The Hand & Trumpet Gastro Pub just a short distance from the property itself.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-
With approximate dimensions, comprises;

LIVING ROOM 16'2 x 14'6

ENTRANCE HALL 16'2 x 7'5





DINING / SITTING ROOM 12'9 x 12'8

REAR HALL 7'8 x 5'2





KITCHEN BREAKFAST ROOM 12'10 x 9'6



CONSERVATORY 13'2 x 11'3





PANTRY / BOOTROOM 7'10 x 5'9

FIRST FLOOR GALLERIED LANDING



SHOWER ROOM & WC 7'9 x 4'8



BEDROOM THREE 12'11 x 9'6





BEDROOM ONE 16'4 x 12'0

BEDROOM TWO 12'9 x 12'8



BATHROOM 12'11 x 7'9

STORAGE CUPBOARD 7'9 x 3'1
(Potential space for shower)





SECOND FLOOR ATTIC ROOMS ACCESSED VIA BEDROOM ONE:
LANDING 22'10 x 16'2
OFFICE / POTENTIAL BEDROOM FOUR 13'10 x 7'7
POTENTIAL DRESSING / BEDROOM 13'9 x 13'3
STORAGE VOID

EXTERIOR

The property stands in a sublime location in the charming village. There are few locations which rival the spectacular vista from the upper rear elevation to the rear encompassing the historic clock tower. With a specimen Medlar tree, lawn & stocked borders there are also two outhouses. There is additional access to the side of the garden. On road parking available in the village.

Single garage located to the rear (which is not owned by the vendors of Abraham's House nor included in the sale), which the existing vendor has an agreement to use. Future owners may have the opportunity to use the garage for a nominal fee. Please contact the agents for further details.

GARDEN ROOM / POTENTIAL HOME OFFICE 8'11 x 8'10
STORE 6'6 x 4'4

EPC RATING: E

COUNCIL TAX BAND: D

SERVICES

All mains gas, water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil 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. Grade II Listed. (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

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

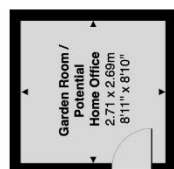
MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



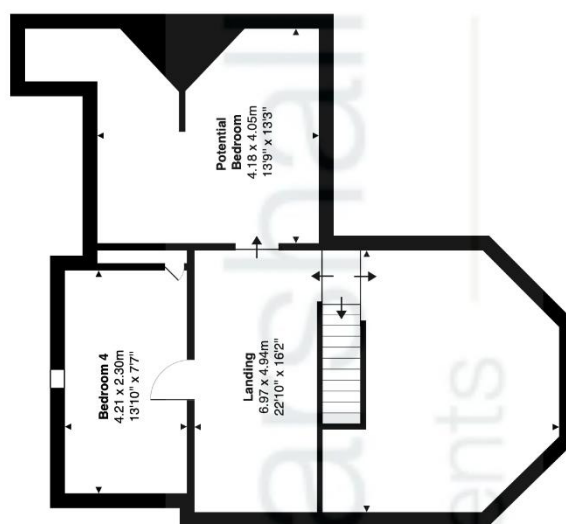
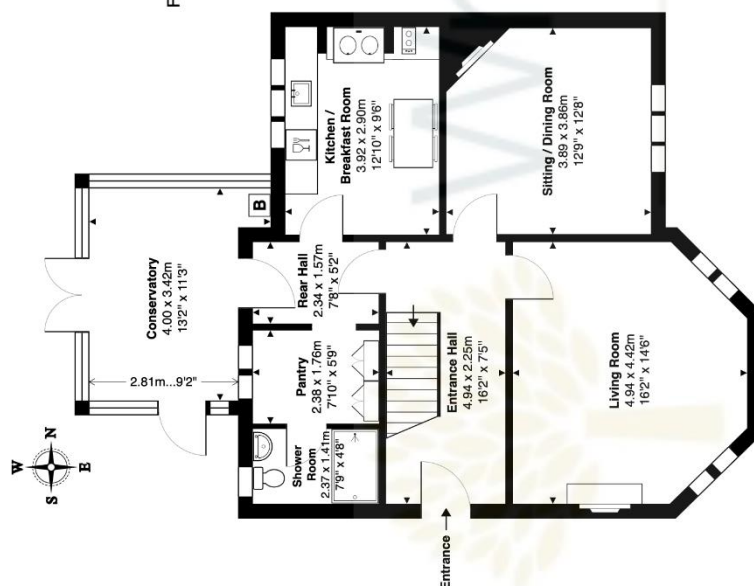






**Garden Room /
Potential Home Office**
Floor Area: 7.3 m² ... 79 ft²

Store
Floor Area: 2.6 m² ... 29 ft²



First Floor
Floor Area: 72.0 m² ... 775 ft²

Second Floor
Floor Area: 61.8 m² ... 665 ft²

ABRAHAMS HOUSE, MAIN ROAD, BETLEY, CREWE, CHESHIRE, CW3 9AA

All Building Parts Approximate Gross Internal Area: 228.6 m² ... 2461 ft²

Whilst 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.
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