



Corner Cottage

Chorley Bank, Chorley, Nr Cholmondeley CW5 8JS



LARCH
PROPERTY

Corner Cottage

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Nr Cholmondeley, CW5 8JS

A substantial three bedroom period house with scope for extension and in need of renovation. Large south west facing gardens and paddock. In all about 1.82 acres.

**LOT 1 – A FURTHER 1.53 ACRES
AVAILABLE BY SEPARATE NEGOTIATION**

**OF INTEREST TO DEVELOPERS,
INVESTORS & PRIVATE INDIVIDUALS**

Accommodation In Brief

- Entrance Hall
- Inner Hall with cloaks cupboard
- Two reception rooms
- Kitchen
- Utility room
- Three bedrooms
- Family bathroom
- Large south westerly facing gardens
- Paddock
- In all about 1.82 acres
- Lot 1 – A further 1.53 acres available by separate negotiation



Description

Corner Cottage is a delightful, detached house, set in a wonderful rural location, with much scope for renovation/ redevelopment and extension, subject to the necessary consents being obtained. The house has a suite of large light rooms, helped by the south westerly orientation, with a good layout.

The entrance hall leads to the inner hall with a door to the front gardens and stairs to the first floor. There is a cloaks cupboard and utility room that are accessed off the inner hall. The two main reception rooms are southwest facing and interconnected by a set of double doors. The sitting room has an open fire and a set of French doors leading to a stone terrace. The dining room is dual aspect and has a deep bay window affording views of the gardens.

To the rear of the reception rooms lies the kitchen, which enjoys views to the side and rear. The main bedroom is on the ground floor accessed off the inner hall and is a generously proportioned double width bay window to the side garden. The family bathroom lies next to the bedroom. The first floor has a double bedroom to one side of the stairs and a single to the other.

Gardens & Paddock Land

A hardcore entrance drive leads to the first of two parking areas, with the drive running the entire length of the rear of the house, leading to a larger parking and turning area for numerous cars. The gardens predominantly lie to the front, south westerly elevation and consist of a large expanse of level lawns bounded by mature hedging and specimen trees, affording a high degree of privacy. The gardens wrap around both sides of the house providing many access options. The access to the paddock is off the rear drive, with the paddock land being of old turf, bounded by post and rails and hedging.

Lot 1 adjoins this paddock land and has its own gated entrance off the road, with an access also from the main paddock.



Location

Corner Cottage offers a pretty rural location, with outstanding pastoral views. The house has the benefit of a footpath, within walking distance from the house, which leads to lovely rural walks, ideal for the dog walker. There is a pair of semi-detached houses nearby offering peace of mind and these properties are enveloped by Cholmondeley Estate land.

The rural hamlet of Chorley is surrounded by rolling farmland and is nearby to the serviced village of Wrenbury and the town of Nantwich. Nantwich is a popular medieval town with timber framed buildings and a range of public houses, boutique shops, cafes and train station. Cholmondeley Castle, is a short drive away with parkland, beautiful formal gardens, woodland walks, a café, and seasonal events. Cholmondeley has a wonderful farm shop and the award winning Cholmondeley Arms public house is close by.

Travel connections are excellent, with the nearest train station at Wrenbury, giving access to regional rail services via a connection at Crewe, which facilities an under two-hour commute to London Euston. A commute to Manchester and Liverpool is also easily facilitated by the train network. Road access is also excellent, lying close to the A49 and the A530, providing direct road routes to Nantwich, Crewe, Whitchurch and Tarporley. The M6 motorway, junction 16 is within an easy drive, making the daily commute to nearby conurbations and airports easy.

Approx Distances in Miles

Wrenbury 4 miles, Nantwich 8 miles, Tarporley 9 miles, Whitchurch 7 miles, Chester 17 miles, M6, Jc16, 28 miles

Directions

Postcode: CW5 8JS

What 3 Words: composts.shadowed.puddings

From Tarporley travel in a southerly direction on the A49. At the crossroads with the Cholmondeley Arms public house, turn left onto Wrenbury Road. Proceed past the first turning to the left-hand side and the shared drive to Corner Cottage and two other properties will be the first drive on your left hand side.

Property Information

TENURE: Freehold

EPC: F

SERVICES: Mains electricity, water, oil fired central heating, not on mains drains and there is no septic tank, therefore a new system will have to be fitted at the buyer's expense.

LOCAL AUTHORITY: Chester East

COUNCIL TAX BAND: Band E, about £2,851 payable for 2026.

AGENT NOTES:

- The plans & drone shots are for identification only and not be relied upon.
- The drive is owned by the Corner Cottage with the two neighbouring properties having a right of access over together with a maintenance liability. The right of way is only to facilitate access to their properties. However, they will also have rights if needs be for maintenance of their properties. These properties will also have rights if needs be for maintenance of their properties.
- A structural engineers report has been commissioned and is available upon request to any interested parties. Within this report we are told that a portion of the house has subsidence. Please speak to the agent for information.
- Within 3 months of completion the purchaser will erect new post and rail fencing in any gateways and gaps along the boundary fenceline to the south, west and east boundaries.
- For the long term preservation of the character of the settlements within its Estate boundary, the Cholmondeley Estate asks for the following reservations and covenants.



Exceptions and Reservations:

- Mines and minerals.
- Right to use any sewers, drains, watercourses, pipes, cables, channels or conduits laid now or in the future and the power at any time to make connections, repair, renew, maintain and cleanse.
- Any necessary access rights for maintenance of adjoining property.

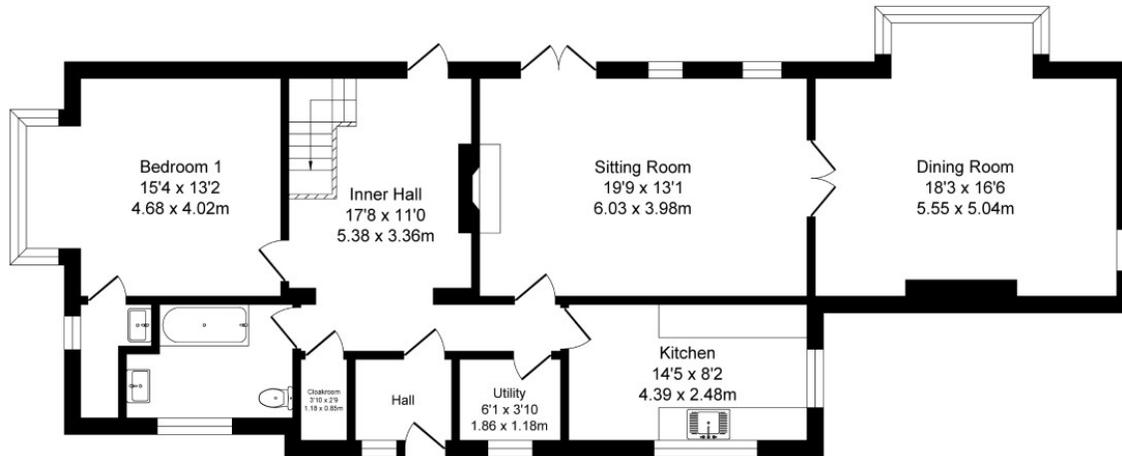
Covenants

- Not to build or allow to be built on the property any structure of any description or alter the buildings unless and until the plans and specification have been approved in writing by the seller, approval not to be unreasonably withheld. The principle is accepted that the house can be extended.
- Not to be a nuisance or annoyance to the owners or occupiers of any part of the seller's adjoining land.
- Not to park or allow to remain on the property any lorry, caravan, mobile home, boat or trailer without having previous written consent of the seller, unless concealed from the public highway.
- Not to whitewash or colourwash any part of the dwelling on the property not formerly so treated.
- Not to fell any trees, shrubs or hedges, except in accordance with good arboricultural practice, excluding the garden areas and the parking/turning area to the rear, except for the trees marked which are excluded from this exception.
- To keep gardens properly cultivated.
- Not to display any poster, sign hoarding or advertisement on the property except as shall relate to its sale or letting.
- Not to interfere or disrupt services or conducting media laid to the adjoining property.
- Not to use the property or any part of it for any purpose other than as single private dwelling together with domestic garden grounds or agricultural/ equestrian use ancillary to the use of the dwelling.

Floorplan

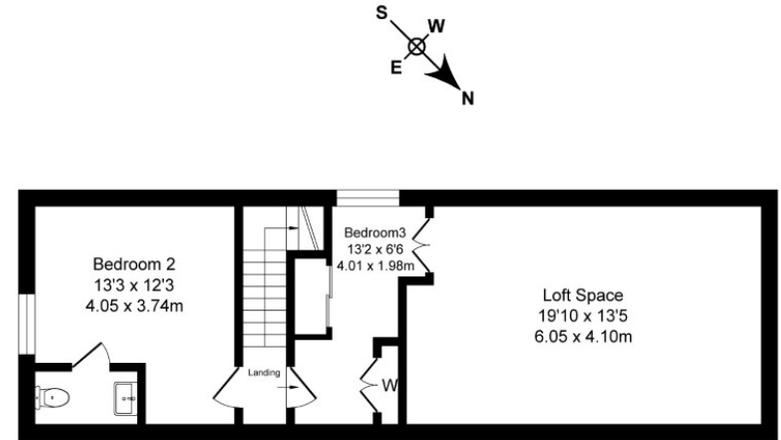
Total Approx Floor Area 1,802 sq ft (167.4 sq m)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



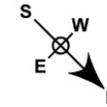
Ground Floor

Approx. Floor Area 1229 Sq.Ft (114.2 Sq.M.)



First Floor

Approx. Floor Area 573 Sq.Ft (53.2 Sq.M.)



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