



Church Minshull



£640,000



*Positioned in a small and quiet development of just two homes, this fabulous five bedroomed property is beautifully presented with exceptional quality to the interior and a spectacular landscaped garden incorporating a small brook. To the rear of the property are wonderful open views across the Cheshire countryside, making this a very desirable family home.*



2ND FLOOR  
APPROX. FLOOR AREA 97 SQ.FT. (9.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA 1218 SQ.FT. (118.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 1038 SQ.FT. (96.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2410 SQ.FT. (223.9 SQ.M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TARPORLEY  
56b High Street, Tarporley  
Cheshire CW6 0AG  
**01829 730 021**  
tarporley@hinchliffeholmes.co.uk

NORTHWICH  
28 High Street, Northwich  
Cheshire CW9 5BJ  
**01606 330 303**  
northwich@hinchliffeholmes.co.uk

**Floor Plans**  
(Not to scale)



www.hinchliffeholmes.co.uk

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# The Spinney

Over Road, Church Minshull CW5 6DY

 3 Reception Rooms

 5 Bedrooms

 3 Bathrooms

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## LOCATION

Church Minshull is a picturesque, award winning, 16th Century black and white Cheshire village, within a conservation area which is designated to be of Special County Value. It is situated alongside a Roman crossing point on the River Weaver just off the A530 Nantwich to Middlewich Road. There is a Church, an award winning Country dining pub, village hall and the UK's Best Inland Marina, ensuring a delightful and vibrant base in which to live. Church Minshull is within easy reach of the nearby historic market town of Nantwich which has a range of individual shops, supermarkets and senior schools and a good range of recreational facilities. There is a primary school in the nearby village of Worleston. Transport to both primary and secondary education is provided by the Local Education Authority. For those commuting, Crewe railway station is a 15 minute drive and offers a 1hr 30min Intercity rail service to Central London. Leighton Hospital is 2 miles, Nantwich 5 miles and Tarporley with a full range of village amenities is some 9 miles to the West. The City of Chester lies some 20 miles to the West. Junctions 16 (South) and 18 (North) on the M6 motorway lies about 10 miles to the East, facilitating commuting to Manchester, and Birmingham. Manchester and Liverpool International Airports are less than 1 hrs drive to the north via the M6 and M56.

## DIRECTIONS

From our office on High Street head East on Apple Market Street towards Weaver Square Shopping Precinct. After approximately 0.1 miles turn left onto Watling Street/A559. Take a slight to stay on Watling Street. After approximately 0.3 miles turn left onto London Road/A533. After approximately 0.8 miles at the roundabout. Take the 2nd exit onto Kingsmead/A533. After approximately 0.4 miles at the roundabout, take the 2nd exit and stay on Kingsmead/A533. After approximately 0.7 miles at the roundabout, take the 1st exit and stay on A533. After approximately 1.0 miles at the roundabout, take the 2nd exit and stay on A533. After approximately 1.2 miles at the roundabout, take the 3rd exit onto Bostock Road/A5018. After approximately 0.7 miles at the roundabout, take the 2nd exit onto Wharton Park Road/A5018. Go through roundabout 1. After approximately 0.8 miles at the roundabout, take the 2nd exit onto A5018. After approximately 0.1 miles at the roundabout, take the 4th exit onto High Street/A54. After approximately 1.1 miles at the roundabout, take the 1st exit onto Swanlow Lane/B5074. After approximately 3.2 miles at the mini roundabout turn right and then right opposite the village hall.



## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

## GROUND FLOOR

### Hallway

An timber framed and solid red sandstone storm porch leads into the Entrance Hall with double glazed windows to front and side, stairs to First Floor, tiled floor, coving to ceiling, downlighters, understairs storage cupboards.

### Cloakroom

With coat hooks, shoe racks, tiled floor and radiator.

### Sitting Room 7.04m (23'1) x 3.38m (11'1)

Double glazed doors and windows to rear with countryside views, double glazed windows to front creating dual aspect, fitted carpet, coving to ceiling, cast iron open fire with a solid oak surround and slate hearth.

### Living Room 7.11m (23'4) x 3.07m (10'1)

Slate tiled floor, wood burner with railway sleeper mantel, coving to ceiling, oak framed borrowed-light internal window. Opening into:-

### Dining Room

Double radiator, inset downlighters, double glazed windows to sides and rear. Window seating extending to all windows.

### Open Plan Kitchen/Diner 5.92m (19'5) x 5.31m (17'5)

The Dining Area has a solid oak floor, radiator, double glazed double doors to rear, Velux skylight, door to Garage.

The Kitchen is fitted with a range of oak wall and base units comprising cupboards and drawers, base units with granite work surfaces over and tiled splashback, double glazed windows to rear, bowl and half stainless steel undermount sink with engraved drainer and chrome swan style mixer tap, space for dishwasher, space for microwave, space for fridge freezer, space for oven, built-in extractor fan over, natural light tube, inset ceiling spotlights, Rayburn cooker, feature circular double glazed window to side, tiled floor, pantry.

### Utility Room 2.87m (9'5) x 2.67m (8'9)

Double glazed door to side, fitted with a range of matching wall and base units, space for washing machine, space for dryer, boiler. Door to:-

### Downstairs W.C

Low level WC with push flush, wash hand basin with chrome waterfall style mixer tap and tiled splashback, tiled floor, extractor fan.

## FIRST FLOOR

### Landing

Fitted carpet, loft access, smoke alarm, double radiator, large study area, double glazed windows to front.

### Bedroom One 5.44m (17'10) Max x 4.09m (13'5)

Oak flooring leading to fitted carpet, bespoke fitted wardrobes, double radiator, double windows to rear with beautiful countryside views.



### En-suite Shower Room 2.24m (7'4) x 2.08m (6'10)

Double glazed opaque windows to rear, inset downlighters, low level WC with push flush, wash hand basin with chrome mixer tap, bath with chrome taps and rainwater style power shower over, glass folding screen, inset downlighters, storage cupboard, fully tiled column radiator.

### Bedroom Two 5.05m (16'7) x 2.69m (8'10)

Double glazed windows to rear, double radiator, wooden floor, stairs to Mezzanine level with inset downlighters and circular double glazed window to side.

### En-suite Shower Room 2.49m (8'2) x .81m (2'8)

Low level WC with push flush, tiled floor, radiator, shower cubicle with glass folding door, wash hand basin with chrome mixer tap and storage below, inset downlighters, extractor fan.

### Bedroom Three 4.37m (14'4) x 2.84m (9'4)

Double glazed windows to front, fitted carpet and three double fitted wardrobes.

### Bedroom Four 3.61m (11'10) x 3.18m (10'5)

Double glazed window to rear, double radiator, fitted wardrobes, fitted carpet.

### Bedroom Five 2.97m (9'9) x 2.97m (9'9)

Double glazed window to front, radiator, fitted carpet.

### Bathroom 2.64m (8'8) x 2.57m (8'5)

Low level WC with push flush, inset downlighters, slipper bath with free standing chrome mixer tap, wash hand basin, shower cubicle with power shower, glass sliding door and chrome attachments, granite shelves, partially tiled walls, tiled floor, storage, column radiator, inset downlighters, extractor fan.

## OUTSIDE

### Garden

There is lovely Indian sandstone patio area ideal for outside entertainment with steps down to a lawned area where there are a range of mature plants, shrubs, trees and flower beds. A second patio area leads to steps down to a slate area and further steps to a decked area with fabulous countryside views. There are secluded seating areas and further unusual and interesting features to the garden, including a small brook with a bridge over.

To the front of the property there is a driveway providing parking for numerous vehicles with access to the Garage and workshop.

### Integral Garage 4.75m (15'7) x 2.64m (8'8)

Power and light, space for fridge freezer, wall and base units and double doors to front.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (Not Tested)

We believe that mains water, electricity, oil fired central heating and drainage are connected.

## LOCAL AUTHORITY

Cheshire East Council. Council Tax - Band F.

## POSTCODE

CW5 6DY

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.