

## Heighley Cottage, Heighley Lane, Betley, Cheshire, CW3 9AZ

£475,000

Escape to the country and enjoy the most amazing views of the rolling Cheshire/Staffordshire countryside from every aspect! Extended and developed over time by the current homeowners, this delightful property in rural Betley, offers spacious living accommodation, three double bedrooms, a double detached garage with driveway and a versatile studio. The accommodation comprises, to the downstairs, entrance porch, impressive dining hall, well appointed kitchen, utility room, WC, side porch, generous sitting room with log burner and a lovely garden room. To the upstairs is the spacious master bedroom with built in wardrobes and en-suite, a further two excellent sized bedrooms and the family bathroom. The property is set in extensive gardens with fabulous countryside views, mostly laid to lawn with a variety of mature trees, shrubs and plants. There is also a studio which has a sun terrace and a driveway leading up to a large detached garage.





## ACCOMMODATION

### Ground Floor

#### Entrance Porch 6' 9" x 4' 6" (2.07m x 1.37m)

A door provides access into the oak framed entrance porch which then gives access through to the dining hall. With wall light, tiled flooring and door through to the dining hall.

#### Dining Hall 13' 8" x 13' 0" (4.16m x 3.96m)

An impressive dining hall with stairs that rise to the first floor. With access through to the kitchen, sitting room and utility. There are double glazed French doors to the rear elevation providing access to the exterior. Finished with ceiling light, dado rail, radiator, telephone point, sockets and wood flooring.

#### Kitchen 13' 5" x 12' 3" (4.08m x 3.73m)

A well appointed kitchen with a range of matching solid wood wall, base and drawer units with tiled worktop over incorporating a one and a half bowl composite sink and drainer. There is a Hotpoint double oven, integrated fridge, freezer and dishwasher. Having double glazed windows to the front, side and rear elevations, ceiling light with fan, radiator, telephone point, sockets and tiled flooring.

#### Sitting Room 19' 8" x 12' 11" (6.00m x 3.93m)

A generous reception room which is light and bright having two pairs of double glazed windows to either side offering views of the gardens and surrounding countryside. Also having double glazed French doors to the rear providing access into the garden room. With exposed ceiling timbers, a fireplace housing a log burner with brick surround and hearth, two window seats, two radiators, two ceiling lights, television point, sockets and carpet.

#### Garden Room 10' 2" (max) x 9' 7" (max) (3.09m (max) x 2.93m (max))

Steps up from the sitting room lead into the garden room. The room is double glazed to all sides with French doors to the side elevation and having a ceiling light with fan, sockets and carpet.

#### Utility Room 9' 6" x 5' 11" (2.89m x 1.80m)

A good sized utility room with worktop and base units. With a stainless steel sink and drainer. The boiler is housed in the utility room. There is a ceiling light, sockets and carpet. Access to the WC and the side porch.

#### WC 5' 9" x 2' 11" (1.76m x 0.90m)

Wall mounted wash hand basin and WC. With frosted double glazed

window to the side elevation, ceiling light, radiator and carpet.

#### Side Porch 10' 1" x 5' 11" (3.07m x 1.81m)

A useful additional storage space which is double glazed to three sides. With a UPVC door with double glazed panel to both the front and rear elevations. Having lighting and power.

### First Floor

#### First Floor Galleried Landing

Provides access to the bedrooms and the bathroom. With double glazed windows to both the front and the rear elevations, loft access hatch, ceiling light, radiator, sockets and carpet.

#### Master Bedroom 19' 8" (narrowing to 11' 8") x 12' 11" (5.99m (narrowing to 3.55m) x 3.94m)

A superb master bedroom with built-in wardrobes and en-suite. With two double glazed windows to one side and one double glazed window to the other, both providing beautiful views of the gardens and countryside. There is a ceiling light, radiator, sockets and wood flooring.

#### En-suite 7' 10" x 6' 3" (2.38m x 1.91m)

A white suite comprising corner bath with shower over and shower curtain, pedestal wash hand basin and WC. With double glazed window to the side elevation, ceiling light, radiator, part tiled walls and vinyl tiled flooring.

#### Bedroom Two 12' 2" x 10' 4" (narrowing to 7' 10") (3.72m x 3.16m (narrowing to 2.38m))

An excellent sized double bedroom with double glazed windows to the front and side elevations, ceiling light, radiator, sockets and carpet.

#### Bedroom Three / Office 10' 4" x 10' 2" (3.16m x 3.10m)

A good sized bedroom having built-in wardrobes and currently used as a home office. With double glazed windows to the side and rear elevations having countryside views, wall lights, radiator, sockets and carpet.

#### Bathroom 8' 2" x 5' 5" (2.50m x 1.65m)

A suite comprising panel bath with shower over, pedestal wash hand basin and WC. Double glazed window to the rear elevation, ceiling light, radiator, part tiled walls and carpet.



### Exterior

The property is set in extensive gardens mostly laid to lawn with a variety of mature trees, shrubs and plants. There is also a studio which has a sun terrace and a driveway leading up to a large detached garage.

### Garage

A double, detached garage with up and over door, lighting and power.

### Studio

A versatile space, ideal for those looking to work from home. With lighting, power and water connection.

### Tenure

Freehold.

### Location

Betley is a bustling village with a 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 a number of public houses and restaurants including the Brunning and Price Hand & Trumpet and opposite the property is the Swan, a superb community pub. The historic town of Nantwich is just under 10 miles away. Nantwich is renowned for its beautiful architecture and character. Nantwich offers a good selection of independent shops, eateries, restaurants and bars but also provides more extensive facilities including supermarkets and leisure centre. For more extensive facilities, Newcastle under Lyme is approximately 6 miles in distance. For leisure, there is much to see and do in the area including Wychwood Golf Club providing PGA European-tour standard golf course with wonderful views of the undulating Cheshire countryside. The property has convenient access to the M6 motorway network and major road links. Crewe Station is within easy reach and provides regular services to Chester, Manchester, Birmingham and a direct rail service to London Euston.

### Directions

From our Nantwich office head south on Love Lane and turn left onto Water-Lode/B5341. At the roundabout, take the second exit onto Station Road/A534. At the roundabout, take the second exit onto Hospital Street/A534 and then at the next roundabout, take the second exit onto London Road/B5074. Continue onto Newcastle Road/A51. At the roundabout, take the third exit onto A500 and follow the A500 through a further two roundabouts to the Meremoor Moss roundabout where you take the third exit onto A531. At the roundabout, take the first exit onto

Newcastle Road/A531 then take the second exit of the following roundabout and stay on Newcastle Road/A531. In Betley turn left onto Church Lane and turn right to stay on Church Lane. Turn right onto Heighley Lane where the property can be found as indicated by our for sale board.

### Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01270 445678.

### Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

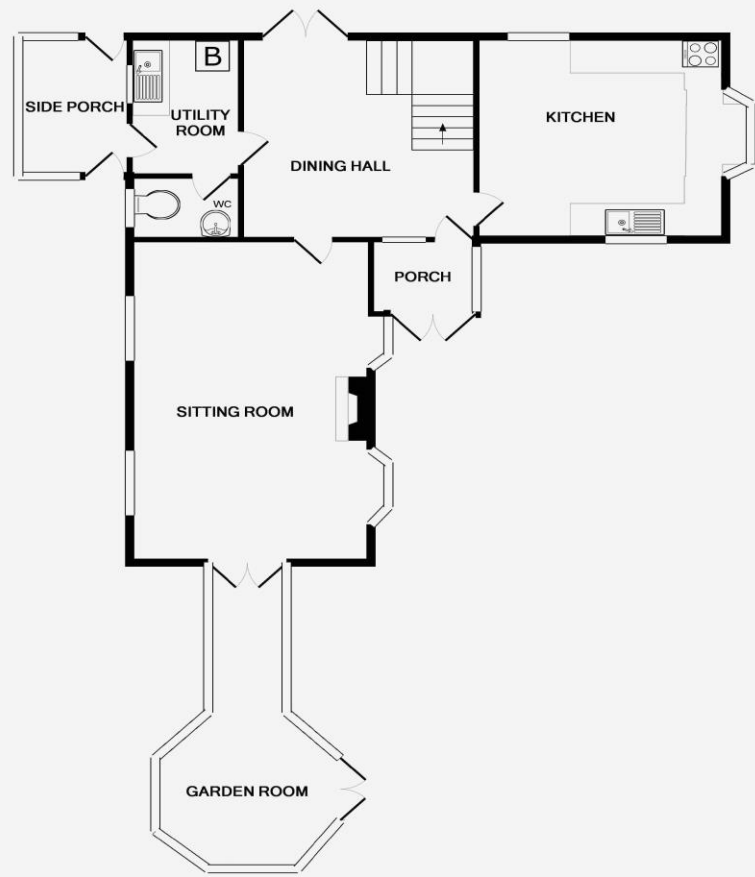
### Agents' Notes

Although we try to ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

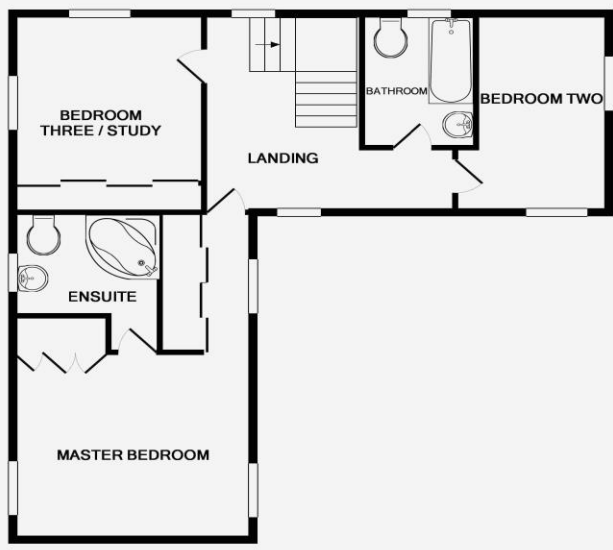
### Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. Please be aware that our solicitors pay us a referral fee of £120 inc VAT for each case sent to a solicitor and £168 inc VAT for a no sale no legal fee case. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 45% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



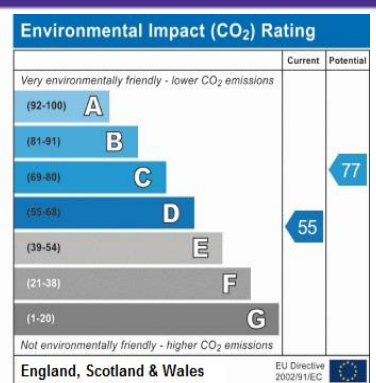
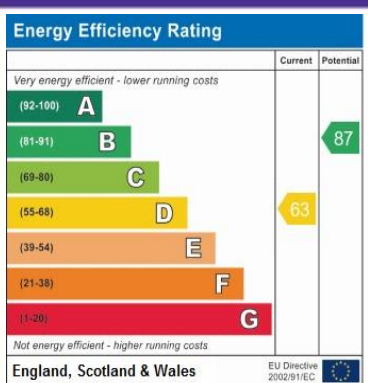


GROUND FLOOR



1ST FLOOR

Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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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