



Helping *you* move



4 Black and White Cottages, Marbury, SY13 4LN

A charming Grade II Listed Two Bedroom Cottage full of character features having recently undergone restoration, with modern touches to provide a comfortable and desirable home in a sought after village location.

Offers in the Region of

£350,000

4 Black and White Cottages, Marbury, SY13 4LN

Overview

- Captivating End Terrace Cottage
- Heart of Village Location
- Full of Charm and Character
- Grade II Listed
- Two Bedrooms
- Lounge with Dining Nook
- Attractive Kitchen with AGA
- Under Floor Heating
- Multi-Fuel Stove
- Pleasant Gardens, Parking
- Full Planning Permission Granted for Garden Room and Loft Conversion



Location

The picturesque village of Marbury is surrounded by idyllic meadows and meres with great walking, cycling, fishing and bird watching spots. The village also has a historic 15th Century hill top church (St. Michaels) and a recently renovated country pub. The busy market town of Whitchurch is only 3 miles away and benefits from a variety of eateries, local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The nearby village of Wrenbury offers primary schooling and doctors surgery.

Brief Description

4 Black & White Cottages is a charming Grade II Listed Two Bedroom period property with an abundance of character, situated in the sought after village of Marbury. The current owners have lovingly restored the cottage over recent years to include full restoration of the timbers. The attention to detail can be seen throughout the property including tumbled travertine floor tiles to the ground floor with underfloor heating, and a beautifully fitted kitchen with an electric AGA. The inviting lounge benefits from a Clearview Pioneer 400 multi fuel burner.

The cottage style, partially walled gardens are just delightful and provide a lovely space to sit and enjoy the beautiful view of the historic St Michaels Church, as well as having a cobbled off road parking area. There is also a useful outbuilding which is currently used as a utility room. This stunning cottage truly has everything you would hope for in this style of property, but should a future owner want to extend the cottage, full planning permission has been granted to add a garden room and additional accommodation in the loft space.



PLANNING PERMISSION

Ref No: 21/5178N - Planning Consent
Ref No: 21/5179N - Listed Building Consent

Internal structural repairs to address timber frame historically cut away , redirecting stairs from ground to first to original configuration, take down and rebuild external chimney using correct brick, Re roofing of main roof, provide better access to attic room with 2no new conservation roof lights , New attic room windows to upper section of rear gable (set within timber frame) , construction of new garden room.

LOCAL AUTHORITY

Council Tax Band D. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. There is a flying freehold at the property.. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch follow Alport Road, signposted Marbury, continue this road for approximately 3.2 miles into the village. You will see the newly renovated Swan public house and restaurant on your right, number 4 Black and White Cottages can be found on your left after a short distance.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

Energy Performance exempt.

METHOD OF SALE

For Sale by Private Treaty.

WH33397270723250724

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

FLOOR PLAN TO BE INSERTED HERE

All measurements quoted are approximate:

Lounge/Dining Room 17'0" x 14'8" (5.18m x 4.47m)
max into recess

Kitchen 12'8" x 8'3" (3.36m x 2.51m)

Bedroom One 11'6" x 10'5" (3.51m x 3.18m)

Bedroom Two 11'2" x 10'2" (3.4m x 3.1m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667 272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.