



Ivy Cottage

BURLAND, NANTWICH

LegatOwen
RESIDENTIAL

Ivy Cottage

BURLAND, NANTWICH



A distinctive detached period country house, fully renovated to a superb specification with South facing gardens overlooking open countryside and situated under 2 miles from Nantwich town.



FEATURES

- Detached country home
- Extensive grounds within 1.25 Acres
- 5 bedrooms
- 4 bathrooms
- Open plan kitchen/living/ dining room
- High quality specification
- EPC rating C



DESCRIPTION

Ivy Cottage is approached through brick pillars and electrically operated gates over a gravel drive leading to a large car parking and turning area. The house dates back to the 1830's and has been thoughtfully extended to incorporate the original barn. Over the last five years, our clients have created a fabulous home with meticulous attention to detail and quality and thoughtful design in every regard.

Summary: Reception Hall, Cloakroom, Living Room, Dining Room, Snug, Kitchen/Breakfast/Family Room, Utility Room, Galleried Landing, Master Bedroom with Dressing Room, Bathroom and Roof Terrace, Two further Double Bedrooms with Ensuite Shower Rooms, Bedrooms four and five, Bathroom, Oil Under Floor Heating to Ground Floor, Radiators to First Floor, Control 4 Smart Home Automation System, Hardwood Double Glazed Windows, Large Car Parking and Turning Area, Gardens, Mown Paddock, Planning Permission for a Brick and Tiled Garage Block comprising Garage, Store/Workshop with Home Office above.

The kitchen/breakfast/family room has been smartly designed by Bakers Kitchens and Cabinets to create a sensational family hub. Arranged around its bespoke central island/breakfast bar with granite worktop it is perfectly suited for informal dining and entertaining with access out to the large south facing terrace overlooking the grounds and beautiful countryside beyond.



All bathrooms/ shower rooms are immaculately presented and have quality sanitary ware including Villeroy & Boch and Hansgrohe/Grohe showers. There is a strong recognition of modern technology, with state of the art control 4 smart home automation system including surround sound, zoned heating and lighting and internal entertainment.

This fantastic home extends to 3318 sq ft (306 sq m) plus the roof terrace off the principal bedroom suite which provides uninterrupted views over the gardens and Cheshire countryside.

SITUATION

Burland is a rural community centred along the Wrexham Road, close to the villages of Acton and Faddiley. Acton with its excellent primary school, church and village hall is within walking distance.

Ivy Cottage lies about 1.75 miles West of Nantwich. The property enjoys a fine situation in a much sought after part of South Cheshire, within easy daily travelling distance of the main centres of commerce in the North West and The Potteries. Nantwich offers a comprehensive range of services as does the county town of Chester which is 18 miles distant.

On the recreational front, there are cricket, tennis and rugby clubs in Nantwich, golf courses at Tarporley, Crewe and Whitchurch. The M6 motorway (Junction 16) is 12 miles and travel to London is available via Crewe Station which is 7 miles, providing a 90 minute intercity service to London Euston.







TENURE

Freehold

COUNCIL TAX

Band G

METHOD OF SALE

Private treaty

SERVICES

Mains water and electricity. Septic tank drainage

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408208 or emailing residential@legatowen.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Total Gross internal area 3318 sq ft (308 sq m)
(excluding roof terrace)



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