



Middlewich Road, Nantwich, CW5

£1,200,000

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 6

HouseSimple is pleased to present this 6 bed equestrian property in Nantwich, Cheshire set in circa 8 acres close to local amenities, local schools, Crewe railway station, J16 of the M6 within easy commuting distance of major cities including Manchester and Liverpool

Key features:

- Land
- stables
- house
- 6 beds
- manege

Extra info:

- **Property Age:** 21 years
- **Council Tax:** Band G (£2760.33 per-annum)
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Secure Gated Allocated Parking



EXCELLENT EQUESTRIAN FACILITY OFFERED FOR SALE WITH APPROX. 8 ACRES OF LAND AND A SIX BEDROOM DETACHED HOME

This fantastic family home is nestled within the Cheshire countryside offering excellent views across the 8 acres that surrounds the property. The property benefits from six excellent sized double bedrooms, four reception rooms, an abundance of storage, stable blocks, tack rooms and 8 acres of land which including grazing fields, lunging paddock, and a manege. The property benefits from traditional features and charm within the character that has been retained. The home offers an excellent place to enjoy semi rural life and there are plenty of opportunities to ensure the equestrian facilities are used to their full potential like they are now by the current owners. The property is conveniently located within close proximity of the local market town Nantwich where an array of boutiques, shops, eateries and bars can be found. The property also benefits from the close by motorway networks that provides easy access to Manchester and Liverpool. Crewe Train station also provides easy access for commuters.

Floor plan:



Ground Floor

Floor area 193.0 sq. m. (2,077 sq. ft.) approx



First Floor

Floor area 173.0 sq. m. (1,862 sq. ft.) approx

Energy Performance Certificate:

Energy Performance Certificate

Alvaston House Robinsons Corner Farm, Middlewich Road, NANTWICH, CW5 6PE

Dwelling type: Detached house	Reference number: 8391-7926-6310-1416-0906
Date of assessment: 06 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 June 2019	Total floor area: 303 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,953
Over 3 years you could save	£ 2,325

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 411 over 3 years	£ 411 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 2,325 over 3 years </div>
Heating	£ 6,951 over 3 years	£ 4,959 over 3 years	
Hot Water	£ 591 over 3 years	£ 258 over 3 years	
Totals	£ 7,953	£ 5,628	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.7em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #2e8b57; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #90ee90; text-align: center;">(81-91) B</td> <td style="background-color: #90ee90; text-align: center;">(69-80) C</td> <td style="background-color: #ffff00; text-align: center;">(55-68) D</td> <td style="background-color: #ffcc00; text-align: center;">(39-54) E</td> <td style="background-color: #ff4500; text-align: center;">(21-38) F</td> <td style="background-color: #ff0000; text-align: center;">(1-20) G</td> </tr> </table> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #4f81bd; color: white;">Current</th> <th style="background-color: #4f81bd; color: white;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 1.5em;">43</td> <td style="text-align: center; font-size: 1.5em;">72</td> </tr> </tbody> </table>	Current	Potential	43	72
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Current	Potential											
43	72											

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 600
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 378
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 1,215

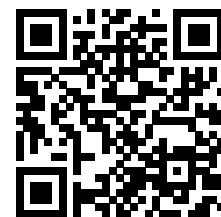
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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