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## Morning Cottage, Burleydam, SY13 4BJ

This charming two-bedroom semi-detached cottage, located in a peaceful rural setting with no upward chain, offers scenic countryside views, gardens and a paddock extending to just over a 1/4 acre plot, and off-road parking. It features a cosy lounge, kitchen/breakfast room, sitting room, and two double bedrooms.

**£399,000**



# Morning Cottage, Burleydam, SY13 4BJ

## Overview

- Charming Semi-Detached Cottage
- Two Double Bedrooms
- Lovely Rural Location
- Countryside Views
- Attractive Gardens
- Small Paddock
- Off Road Parking
- Lounge With Log Burner
- No Upward Chain
- Council Tax Band D
- Freehold
- EPC E



## Brief Description

*"Nestled in a peaceful rural location and offered for sale with no upward chain, this delightful two double bedroom semi-detached cottage offers a perfect blend of character, comfort, and countryside living. With stunning views over the surrounding fields, this property features attractive gardens, a small paddock, and off road parking for two vehicles. As you enter, you are greeted by a welcoming Entrance Hall and there is a cosy Lounge with a traditional brick fireplace and a log burner, creating a warm and inviting atmosphere. The good size Kitchen/Breakfast Room boasts a ceramic Belfast sink, while the adjoining Boot Room offers practicality and storage. A further Sitting Room provides an additional space for relaxation or entertaining and there is also a convenient Cloakroom. Upstairs, two double bedrooms come with built-in wardrobes and offer scenic views over the surrounding countryside and a Family Shower Room completes the accommodation. Outside, the property features a gravel parking area to the front, complemented by a cottage-style garden. The rear garden includes a paved patio, lawn, pond, and a variety of mature shrubs, plants, and trees, perfect for outdoor enjoyment. To the side, a small paddock with separate vehicular access provides additional space for outdoor pursuits or livestock."*

## Location

The property is set in a rural location approximately 5 miles from Audlem which is a pretty, thriving village on the Cheshire/Shropshire border - full of charm, with the Shropshire Union Canal running through it. Within the village are a number of local shops, cafes, pubs, a supermarket, Doctor's Surgery, Primary School, play area and the canal is great for walks and lunch at the pub on the tow path! The busy market towns of Nantwich, Whitchurch and Market Drayton are all within easy reach, and offer you a wider choice of shops and facilities - with Shrewsbury and Chester also within commuting distance.





#### TENURE

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

#### LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage via shared septic tank. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.  
<https://checker.ofcom.org.uk/>



#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch proceed on the A525 towards Nantwich, take the right hand turn where signed Burleydam and Audlem. Proceed past The Combermere Arms pub/restaurant until you reach the right hand fork into Lodmore Lane signposted Wilkesley. Continue on then take the next right hand turn signposted Ightfield, proceed for approximately a mile and the property can be found on the left hand side.

#### 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

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

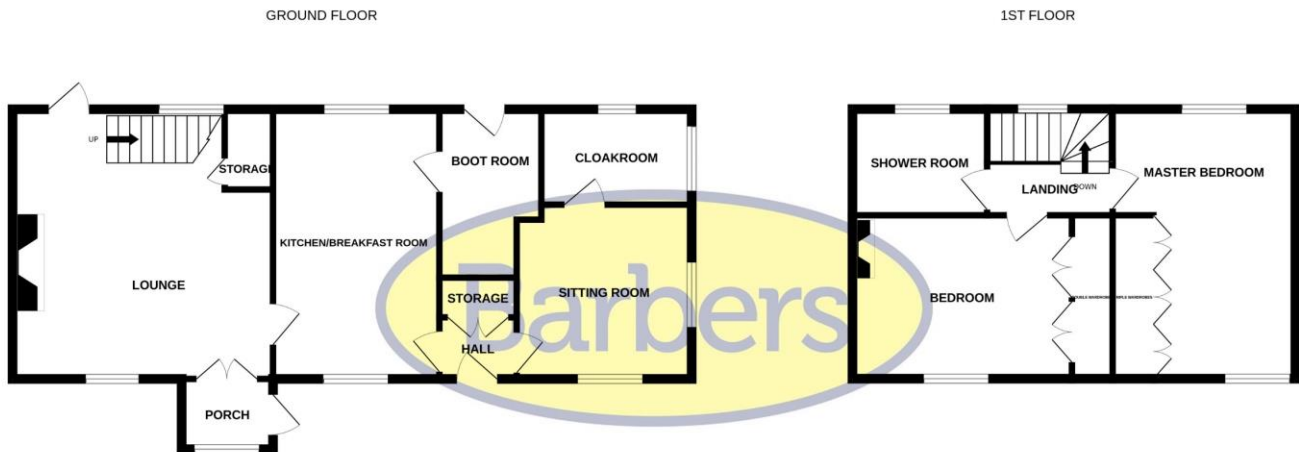
#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**LOUNGE**  
16' 4" x 15' 1" (4.98m x 4.6m)

**KITCHEN/BREAKFAST ROOM**  
16' 5" x 10' 8" (5m x 3.25m)

**SITTING ROOM**  
10' 3" x 9' 2" (3.12m x 2.79m)

**BEDROOM ONE**  
13' 6" x 9' 0" (4.11m x 2.74m)

**BEDROOM TWO**  
16' 6" x 10' 9" (5.03m x 3.28m)

**SHOWER ROOM**  
7' 6" x 7' 1" (2.29m x 2.16m)

## 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 667272

34 High Street, Whitchurch, SY13 1BB  
Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



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.