



Holly Cottage, 30 Back Lane, Nomans Heath, SY14 8DP

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**Holly Cottage, 30 Back Lane, Nomans Heath, SY14 8DP**

**Offers In Region Of £495,000**



- Superb Detached House
- Four Double Bedrooms
- Situated on a quiet country lane
- Village Location

- Double Garage and Workshop
- Gated Driveway
- Beautifully Maintained Gardens
- EPC E, Council Tax Band F





Situated in a peaceful but not isolated location on a quiet country lane, this superb, detached family home, which has 2000 square feet of living accommodation, is situated in the popular village of Nomans Heath and is also within a short drive of the bustling village of Malpas which offers a range of shops and restaurants and also benefits from highly regarded primary and secondary schools. The property boasts Four Double Bedrooms, ensuring ample space for family living or hosting guests. Upon arrival, you are greeted by a gated driveway leading to a double garage and workshop, extending to 579 square feet, providing secure parking and additional storage or hobby space. The beautiful established gardens surrounding the property offer a tranquil escape, with mature plants and lush lawns creating a picturesque setting, perfect for relaxing, outdoor entertaining and gardening enthusiasts.







Inside, the spacious and versatile accommodation begins with an inviting Entrance Hall, setting the tone for the rest of the home. The ground floor features a generous Lounge, perfect for relaxation and entertaining, with large windows allowing natural light to flood the space. The bright Conservatory offers lovely views of the garden and there is a cosy Sitting Room with log burner, ideal for chilly evenings. The well-appointed Kitchen/Breakfast Room offers plenty of space for family meals and gatherings. It is equipped with ample counter space and storage, making it perfect for any home cook. A spacious Utility Room adds convenience, offering additional storage and laundry facilities. The useful Study provides a quiet space for work or hobbies, ideal for those who work from home and a Cloakroom to the ground floor adds to the practicality of the layout, ensuring guests have easy access to facilities without having to venture upstairs. To the first floor, the Master Bedroom features a walk-in wardrobe and there are a further three double bedrooms, all generously sized. A modern Family Bathroom completes the accommodation.



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**LOCATION**

Nomansheath, which has a local shop, is situated approximately 1.5 miles from Malpas where a comprehensive range of day to day amenities are available including two highly regarded schools, one of which being the renowned Bishop Heber High School. There are also a variety of shops and restaurants, doctors and dentist surgeries. The North Shropshire market town of Whitchurch is about 6 miles. Chester, Wrexham, Crewe and Nantwich are all within about 18 miles and access to the M53 and M56 is readily available.

**TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

**SERVICES**

We are advised that mains electricity, water and drainage are available. Oil central heating. 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/>

**DIRECTIONS**

Exit Whitchurch on the A41 Chester Road. Proceed for approximately 3.7 miles then turn left signposted Nomans Heath. At the roundabout take the first exit then turn right onto Back Lane, continue on past the turning for Cholmondeley Rise and the property can be found after a short distance on the right hand side.

**LOCAL AUTHORITY**

Council Tax Band F. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

**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.

**VIEWING**

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

**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), 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 (in the case of a buyer), directly to Movebutler, and is non-refundable.

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## LOUNGE

21' 3" x 13' 9" (6.48m x 4.19m)

## CONSERVATORY

13' 5" x 9' 0" (4.09m x 2.74m)

## SITTING ROOM

13' 6" x 12' 9" (4.11m x 3.89m)

## KITCHEN/BREAKFAST ROOM

14' 0" x 13' 7" (4.27m x 4.14m)

## UTILITY ROOM

20' 6" x 6' 9" (6.25m x 2.06m)

## STUDY

7' 4" x 6' 9" (2.24m x 2.06m)

## MASTER BEDROOM

14' 1" x 13' 8" (4.29m x 4.17m)

## BEDROOM TWO

14' 1" x 10' 8" (4.29m x 3.25m)

## BEDROOM THREE

13' 9" x 10' 2" (4.19m x 3.1m)

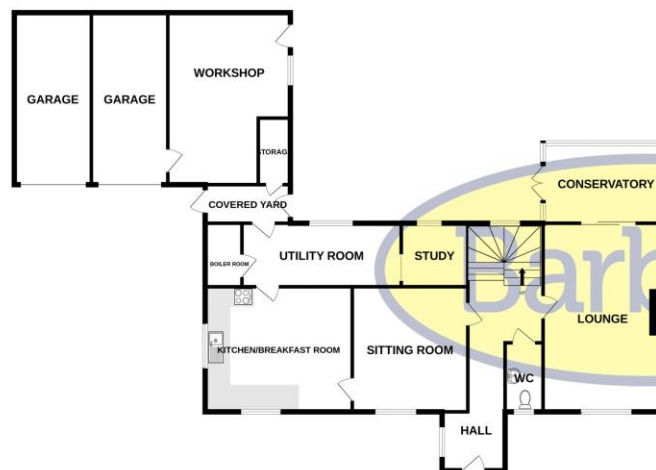
## BEDROOM FOUR

13' 5" x 10' 5" (4.09m x 3.18m)

## FAMILY BATHROOM

7' 6" x 6' 6" (2.29m x 1.98m)

GROUND FLOOR



1ST FLOOR



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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## WHITCHURCH

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