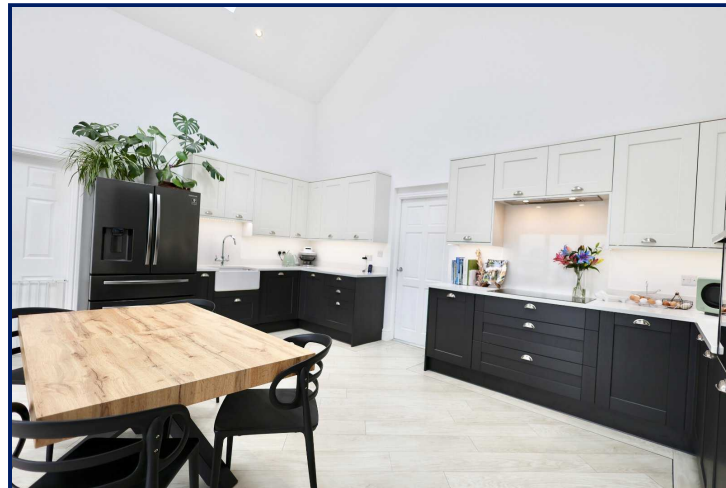
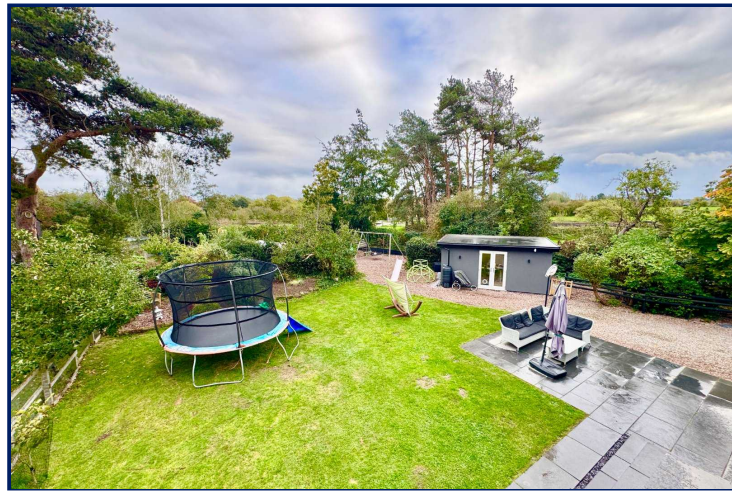




Laburnum House, Edleston,
Nantwich, Cheshire, CW5

Asking Price: £675,000
Freehold

 **Reeds Rains**

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Laburnum House, Edleston, Nantwich, Cheshire, CW5
Asking Price: £675,000 Freehold

Council Tax Band: E
EPC Rating: TBC

Nestled along a peaceful private lane, Laburnum House is a charming nineteenth-century Cheshire farmhouse, beautifully combining traditional character with modern family living. Occupying a generous 0.3-acre plot, this delightful home enjoys a secluded setting whilst remaining just moments from the historic market town of Nantwich.

Lovingly owned by the same family for over 20 years, the property offers spacious, versatile accommodation filled with warmth and character. At the heart of the home is an impressive 23ft kitchen, dining and family room, perfect for everyday living and entertaining. Further ground-floor accommodation includes a welcoming sitting room, elegant orangery overlooking the gardens, characterful library, practical utility room and convenient shower room/WC.

Across the first and second floors are four generously proportioned double bedrooms, providing flexible accommodation for growing families or visiting guests. A family bathroom and additional shower room complete the upstairs accommodation.

Outside, the mature and beautifully established gardens offer an exceptional sense of privacy, featuring generous lawns, a delightful patio area and a detached garden office, ideal for home working. The driveway provides ample parking for at least five vehicles. A separate paddock, currently utilised as a productive micro-holding, presents exciting opportunities for alternative uses or potential development, subject to the necessary planning permissions. Offering an enviable combination of period charm, generous living space and countryside tranquillity, Laburnum House is conveniently positioned for Nantwich's independent shops, cafés, restaurants and excellent local amenities, making it a wonderful place to call home for families seeking space and privacy.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Reception Hall

Kitchen/Family Room
23'4" x 18' (7.1m x 5.49m)

Nook
6'10" x 6' (2.08m x 1.83m)

Living Room
18' x 14'10" (5.49m x 4.52m)

Orangery
14'2" x 12'6" (4.32m x 3.8m)

Library
15' x 14' (4.57m x 4.27m)

Utility Room
14' x 5'6" (4.27m x 1.68m)

Shower Room/WC
8'2" x 5'6" (2.5m x 1.68m)

First Floor Landing

Bedroom Two

15' x 10' (4.57m x 3.05m)

Bedroom Three
14' x 12' (4.27m x 3.66m)

Bathroom
11'6" x 6'10" (3.5m x 2.08m)

Second Floor Landing

Bedroom One
15'4" x 14'2" (4.67m x 4.32m)

Bedroom Four
13' (3.96) x 11'6" (3.5) + wardrobes

Shower Room
8'10" x 6'6" (2.7m x 1.98m)

Gardens

Parking

Office

Paddock

Buyers Notes

Estate agents are legally required to carry out Anti-Money Laundering (AML) checks on all purchasers of property. Reeds Rains charges a fee of £50.00 plus VAT per purchaser transaction for this service. This fee is payable in advance and must be received prior to the issuance of a Memorandum of Sale for the property being purchased.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Other important information which you will need to know about this property can be found at reedsrains.co.uk