

NM
NIXON MEWS
CROWTON

CHESHIRE VILLAGE SETTING

In the heart of the community and enveloped by countryside, discover a home that ticks all the boxes at Nixon Mews, an utterly unique home that is the embodiment of characterful comfort.

Conveniently situated in the sought-after Cheshire village of Crowton, across from the small and friendly village hall, Nixon Mews is perfectly positioned at the heart of the community.

With ample parking available at the front, the current owners have relandscaped the garden to create a detached double garage, accessed along the side of the home, and thus unifying the garden.





CHARACTER, COMFORT & CONVENIENCE

A home lovingly tended over the last two decades, Nixon Mews, a barn conversion completed in the early 70s and dating back to 1875, precedes the modern trend for such developments, retaining a wealth of characterful features and a unique layout. Recently reroofed, redecorated with additional insulation added, Nixon Mews remains in step with modern comforts.

Make your way inside, through the traditional front door and into the spacious hallway, where a handy shower room can be found to the side.

Ahead from the front door to the right, sneak a peek at the study; a versatile room with an internal window inviting light in from the neighbouring kitchen. Occasionally used as an accessible fourth bedroom, this room is ideal for guests, with the shower room within easy reach next door.



FEAST YOUR EYES

Continuing through from the broad and bright entrance hall, access the kitchen ahead, where cream tiles extend underfoot, harmonising with the country-style cabinetry, where abundant storage can be found.

A room of excellent flow and proportion, the kitchen was custom designed for ease of use, with a range of integrated appliances precision positioned for user-friendliness. Raised level ovens and an eye-level integrated Bosch microwave ensure practicality, whilst the central island features a handy sink for preparing vegetables, also featuring power for appliances such as blenders and mixers.

Polished black granite worktops gleam beneath the spotlighting, whilst top of the range Wolf cooker is a chef's dream. Other appliances include an undermounted Belfast sink with waste disposal and a dishwasher.

Further storage awaits in the utility room, with plumbing for a washer and dryer and access out into the garden.



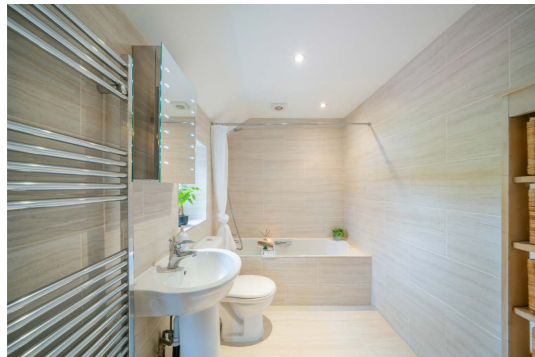


SAVOUR THE VIEW

The heart of the home, the kitchen opens up to the large glass conservatory where an abundance of light streams in from windows to three sides and the glazed roof above. There is plenty of space for a dining table, as you savour mealtimes with family, seasoned by the glorious garden views.

“It’s a wonderful feeling, being in the kitchen cooking, with other family members gathered around the table or the younger ones out in the garden.”

On cosy winter evenings, snuggle up in the comfort of the living room, where the impressive brick fireplace serves as a focal point. Spacious and bright, with a broad window to the front offering a glimpse out over the peaceful comings and goings of village life, the living room offers space for all the family.



SWEET DREAMS

From the entrance hallway ascend the stairs to the first-floor landing, turning left to arrive at the first of the double bedrooms. Carpeted and light, the high ceiling lends an airiness and tranquillity to this bedroom.

Overlooking the front of the home, the second bedroom, recently redecorated, is a spacious and bright bedroom, with ample space for a king-size bed and additional furniture.

Along the landing on the right, refreshment awaits in the family bathroom. Tiled in soothing buff tones to the walls and underfoot, the bathroom features a heated chrome towel radiator, bath, wash basin and WC.

TRANQUIL HAVEN

Seek sanctuary in the master suite next door, a retreat designed for ultimate comfort and relaxation. Featuring built-in wardrobes, this room provides ample storage space.

Peaceful, spacious and bright, the large south-facing windows are a focal point, filling the room with an abundance of natural light. Complemented by the leafy views, the greenery creates a seamless connection with nature.





FAMILY GARDEN

Beautifully landscaped, the large, low maintenance garden is a haven for all ages. Safe and enclosed for children and pets, the flat, striped lawn is perfect for play, bordered by sleeper beds brimming with mature shrubs. Private and peaceful, soak up the sunshine on the patio.

To the rear the double garage is furnished with power and offers the potential for conversion into an annex; currently housing a pool table, dart board and a fridge.



COMMUNITY AND CONNECTIVITY

Nixon Mews is perfectly placed to embrace all the perks of village life, enjoying a central village location. Perfect for families with younger children, Crowton Christ Church CofE Primary School rated 'Good' by Ofsted in 2023, is lauded for both its nurturing 'family feel' and for fostering a love of reading in its learners.

Across from Nixon Mews is the village hall; a versatile space that can be hired out for birthday parties, events and activities such as Zumba classes and crown green bowling.

Just down the road, the Hare and Hounds pub serves as the central hub of the village, known for its community events, from the annual bank holiday Duck Race to quiz nights, big-screen football matches, and meal deals, there's always something happening. You can even enjoy a takeaway Sunday roast.

A walker's paradise, the Crowton Loop begins right outside Nixon Mews. A 4km walk, the loop takes you through Crowton Millennium Green, alongside the brook and through quiet, safe country roads around fields.

Rural but not remote, Crowton is well-placed for road and rail links, with the M56 less than a ten-minute drive away, making commuting to Liverpool, Manchester and Chester convenient. For shopping and entertainment, the Trafford Centre is only a 20–25-minute drive away.

Call into the neighbouring villages of Kingsley and Weaverham, both just two miles away, where you can find a Co-op, petrol station, Tesco and dry cleaners. On the other side of Kingsley, Frodsham awaits, with a host of bars, restaurants, shops and cafes.

Offering a perfect blend of peace, character, and community, Nixon Mews is the ideal home for all ages; ideal for young families, close to the well-regarded primary school whilst also providing a tranquil retreat for older couples. Combining the quiet of countryside living with vibrant village life and expedient transport links, experience the best of both worlds at Nixon Mews.

ASK THE OWNERS

Where do you go when you need...



Groceries?

Co-op in Kingsley, just 2 miles away



A walk?

There are lots of lovely walks on the doorstep in Crowton



A bite to eat?

The Hazel Pear, Acton Bridge



A day out with the family?

Liverpool Empire Theatre



School?

Crowton Primary School

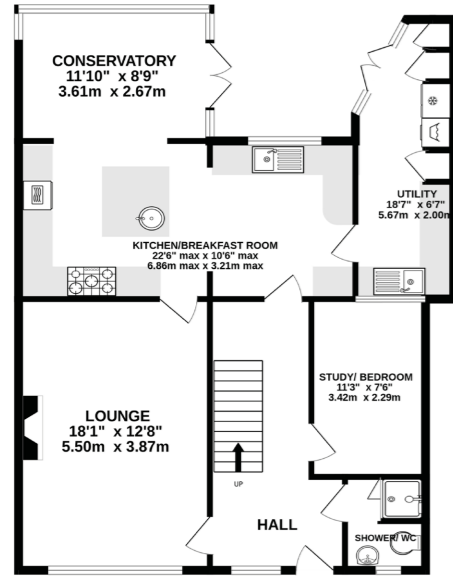


A local pub?

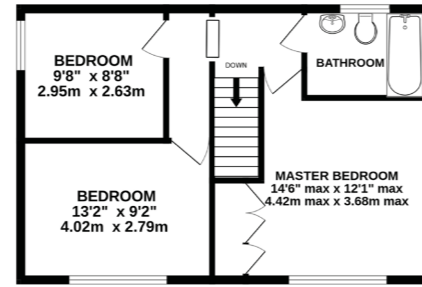
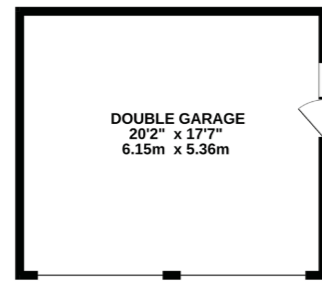
The Hare & Hounds, Crowton



GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 2141.54 sq.ft. (198.76 sq.m.) approx.
EXCLUDING DOUBLE GARAGE: 1784.54 sq.ft. (165.8 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

SPECIFICATIONS

- A lovingly tended home with a rich history in the charming village of Crowton
- 1784.54 square feet of internal living space
- Spacious living areas and bedrooms
- 3 bedrooms and 2 bathrooms
- Beautifully landscaped family garden
- Ample parking and detached double garage
- Conveniently placed to nearby amenities and transport links

See Phil's
Video
Tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	26 F	
1-20	G		

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