



'THE COACH HOUSE' | 83 WELSH ROW | NANTWICH | CHESHIRE | CW5 5ET | OIRO £575,000





An extremely impressive & captivating Georgian residence located on historic Welsh Row in the delightful town of Nantwich. Wonderfully set in a surprisingly serene & tranquil part walled and gated position whilst being situated in the heart of Nantwich with superb amenities, facilities & transport links close to hand the outstanding property certainly offers a perfect discreet position.

This beautiful Grade II Listed former coach house boasts a wealth of character features that are sure to enchant you. As you step inside, you are greeted by two spacious inviting reception rooms that offer ample space for entertaining or relaxing with your loved ones. The property features three spacious double bedrooms, providing a comfortable and peaceful retreat for the whole family. With two bathrooms, convenience is at your fingertips.

The stunning walled rear garden is a hidden gem, complete with a practical home office space or summer house. The beautiful easy maintenance garden is perfect for enjoying a morning coffee or hosting summer gatherings.

Generous & attractive cobbled driveway accessed via arched gates from Welsh Row and an integral single garage/store provides added convenience (the garage offers lapsed planning permission for conversion to accommodation).

Nestled off the historic Welsh Row, this property offers a unique blend of history & modern comfort. Rarely does a home of such quality come to market, particularly in such well maintained condition.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights. At the 3rd set of traffic lights turn left into prestigious Welsh Row, over the bridge. Continue beyond the turn for Queens Drive & further along the property will be discreetly observed on the left hand side beyond the large timber gates.

#### WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

#### NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.

The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins.

Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.











THE ACCOMMODATION:-  
With approximate dimensions, comprises;

DINING ROOM











KITCHEN

LIVING ROOM







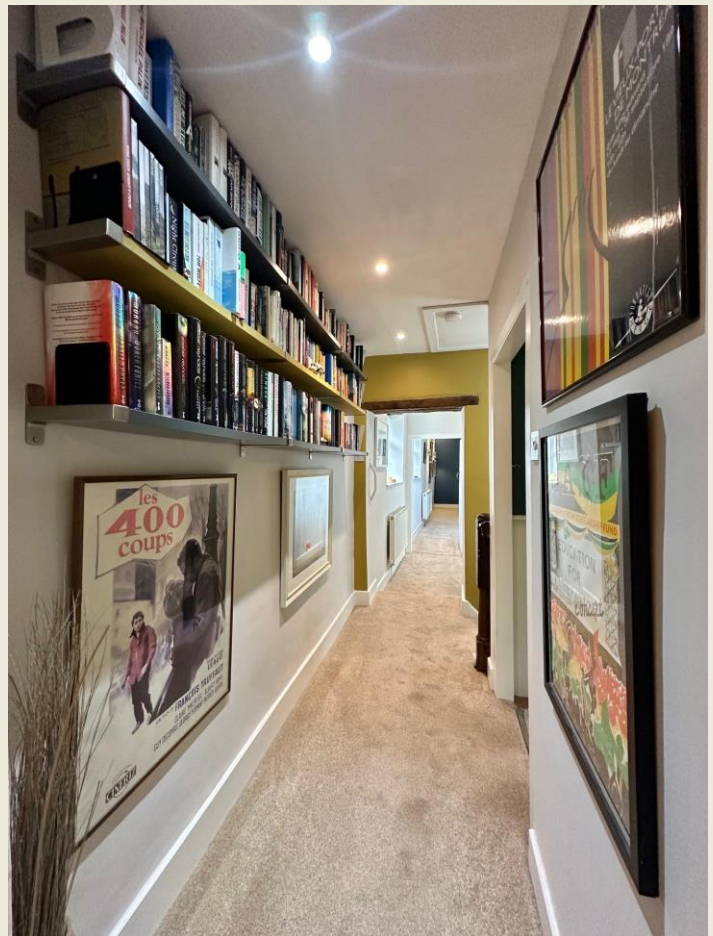




FIRST FLOOR LANDING











BEDROOM ONE

ENSUITE SHOWER ROOM







BEDROOM TWO

BATHROOM







BEDROOM THREE

#### EXTERIOR

Standing in a wonderful & discreet location just off Welsh Row there is very pleasant external space for buyers to enjoy. Approached through the impressive timber gates painted in a delightful heritage green colour & brick arch the cobbled driveway provides extensive off road parking for several vehicles. There is a magnificent established Wisteria & red Roses climbing up the glorious front elevation. Side access opens to the utterly enchanting walled rear garden with paved seating & dining area, steps rising to the lawn with mature borders including shrubs & flowers. Additional seating area and a wonderful painted timber home office / summer house – very much the perfect spot to relax or indeed be highly productive! Enjoying an open aspect to the rear, the exterior is a sublime & tranquil setting in the heart of town.

#### INTEGRAL GARAGE / STORE ROOM







**EPC RATING: E**

**COUNCIL TAX BAND: E**

#### SERVICES

All mains gas, water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.

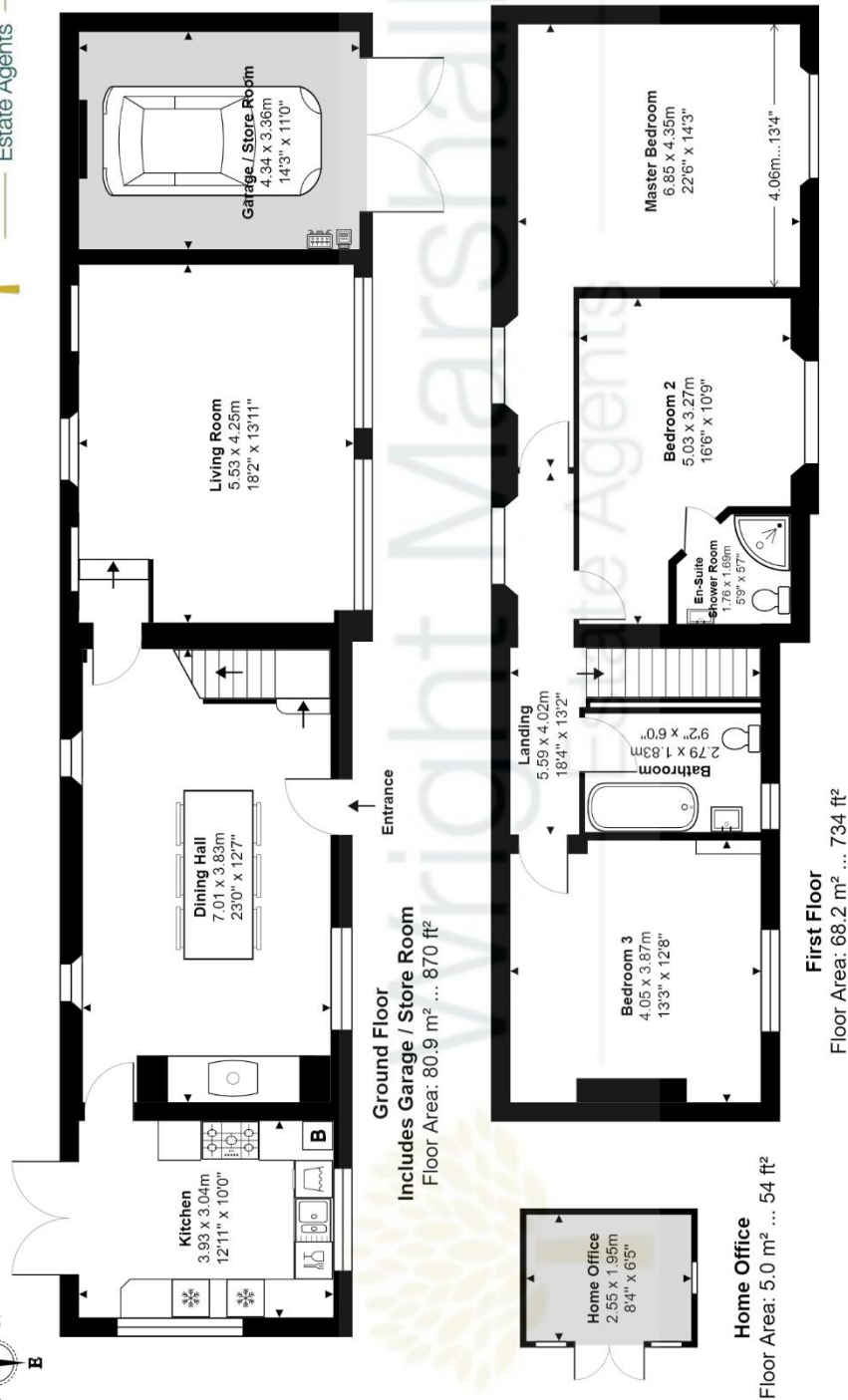
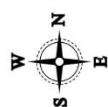












**THE COACH HOUSE, 83 WELSH ROW, NANTWICH, CHESHIRE, CW5 5ET**

Approximate Gross Internal Area: 154.0 m<sup>2</sup> ... 1658 ft<sup>2</sup> Includes Garage / Store Room / Home Office

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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