



'TRAFALGAR HOUSE' 14 BARKER STREET | NANTWICH | CHESHIRE | CW5 5SY | OIRO £785,000



An extremely impressive & captivating Georgian residence located in the heart of historic Nantwich.

Boasting a wonderful & surprisingly serene landscaped rear garden the outstanding period property certainly offers a perfect position combined with captivating charm and character.

This beautiful Grade II Listed town house boasts a wealth of character features that are sure to enchant you.

As you step inside, you are greeted by space & light. There are inviting reception rooms that offer ample space for entertaining or relaxing with your loved ones together with the recently completed kitchen dining family room which enjoys a dual aspect. The property features seven spacious double bedrooms and three bathrooms providing a comfortable and peaceful retreat for the whole family.

The stunning rear garden is a wonderful hidden gem, complete with a generous stone paved terrace.

The beautiful garden is perfect for enjoying a morning coffee or hosting summer gatherings.

The fine property which has been a much enjoyed home for over twenty years offers a unique blend of history & modern comfort and a rare opportunity to purchase such a calibre home in the heart of town.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

**ON FOOT:** Turn left out of the office on High Street into Mill Street. Bear left by The Wickstead & continue where the property will be observed on the right hand side.

**BY CAR:** 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 2<sup>nd</sup> set set of traffic lights by the river turn right into Mill Street & continue (one way). The substantial property will be observed on the right hand side.

#### 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 1hr 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;

RECEPTION HALL





KITCHEN DINING FAMILY ROOM





DRAWING ROOM





SITTING / GARDEN ROOM

FIRST FLOOR LANDING

UTILITY ROOM

CLOAKS WC





MASTER BEDROOM ONE & ENSUITE BATH AND SHOWER ROOM







MASTER BEDROOM ONE

ENSUITE BATH & SHOWER ROOM



BEDROOM THREE





BEDROOM FOUR

REAR LANDING



BEDROOM TWO

SHOWER ROOM





SECOND FLOOR LANDING

BEDROOM FIVE



BEDROOM SIX





BEDROOM SEVEN

BATHROOM



#### EXTERIOR

Standing in a wonderful & highly convenient location within the town centre yet enjoying a fabulous spacious rear garden which in itself is a super haven, the property features a gated side access.

The rear garden is magnificent, enjoying two terraces affording a lush outlook to the rear. An excellent size stone paved patio provides the perfect spot to relax & entertain with a pretty wildlife pond and planting. (The existing timber pergola may be available by separate negotiation). Steps lead to the lower lawned area which is of a good size and again is planted to provide a real oasis. There is a greenhouse & ample opportunity for buyers to add their own stamp. Parking is available locally with permits which can be acquired from Cheshire East Council for nearby Love Lane long stay car park.

EPC RATING: EXEMPT (GRADE II LISTED)

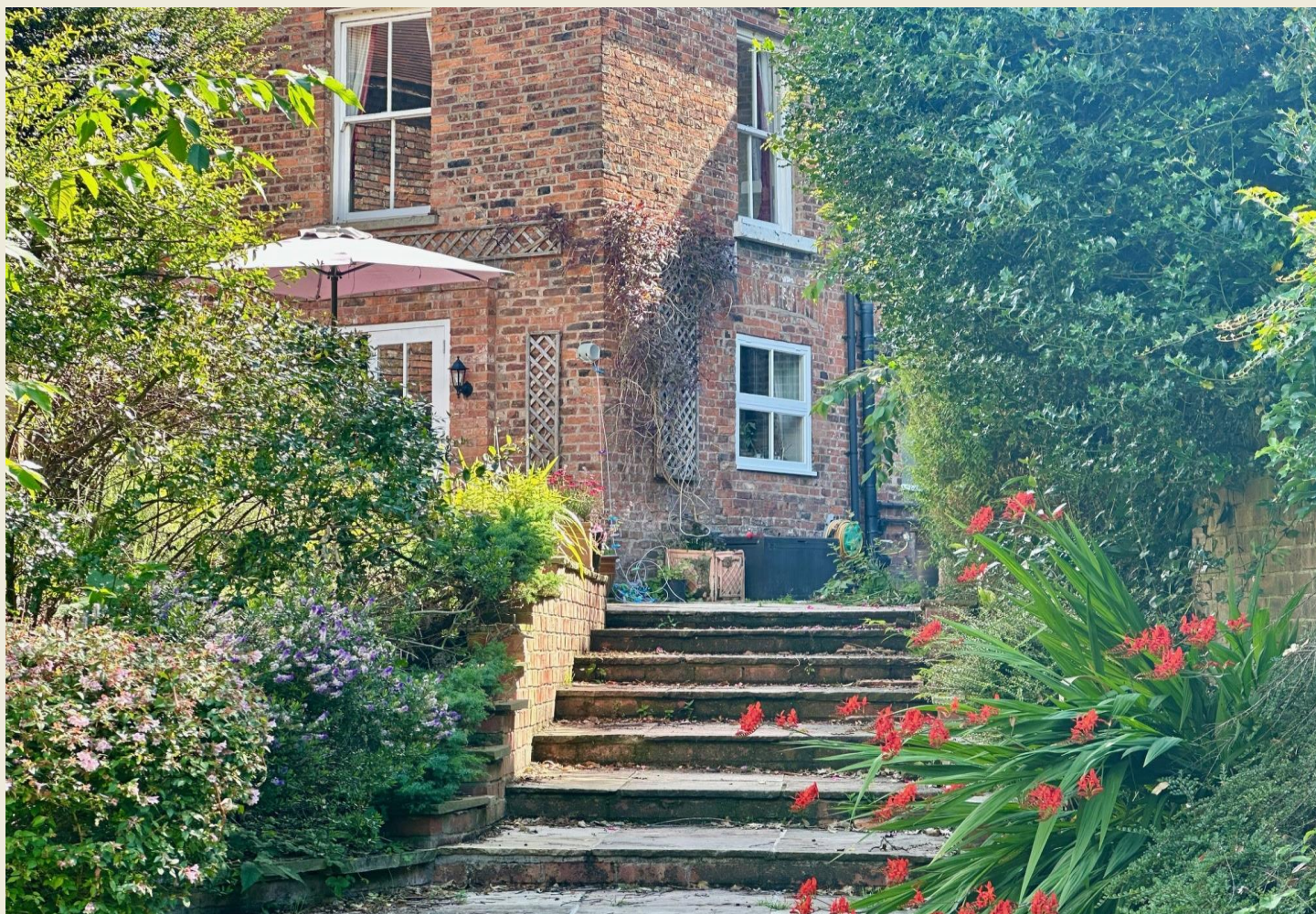
COUNCIL TAX BAND: G

#### SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. 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

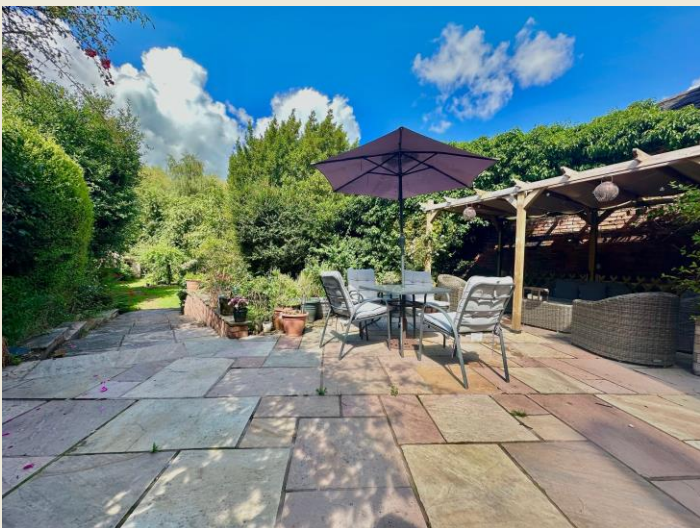
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to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

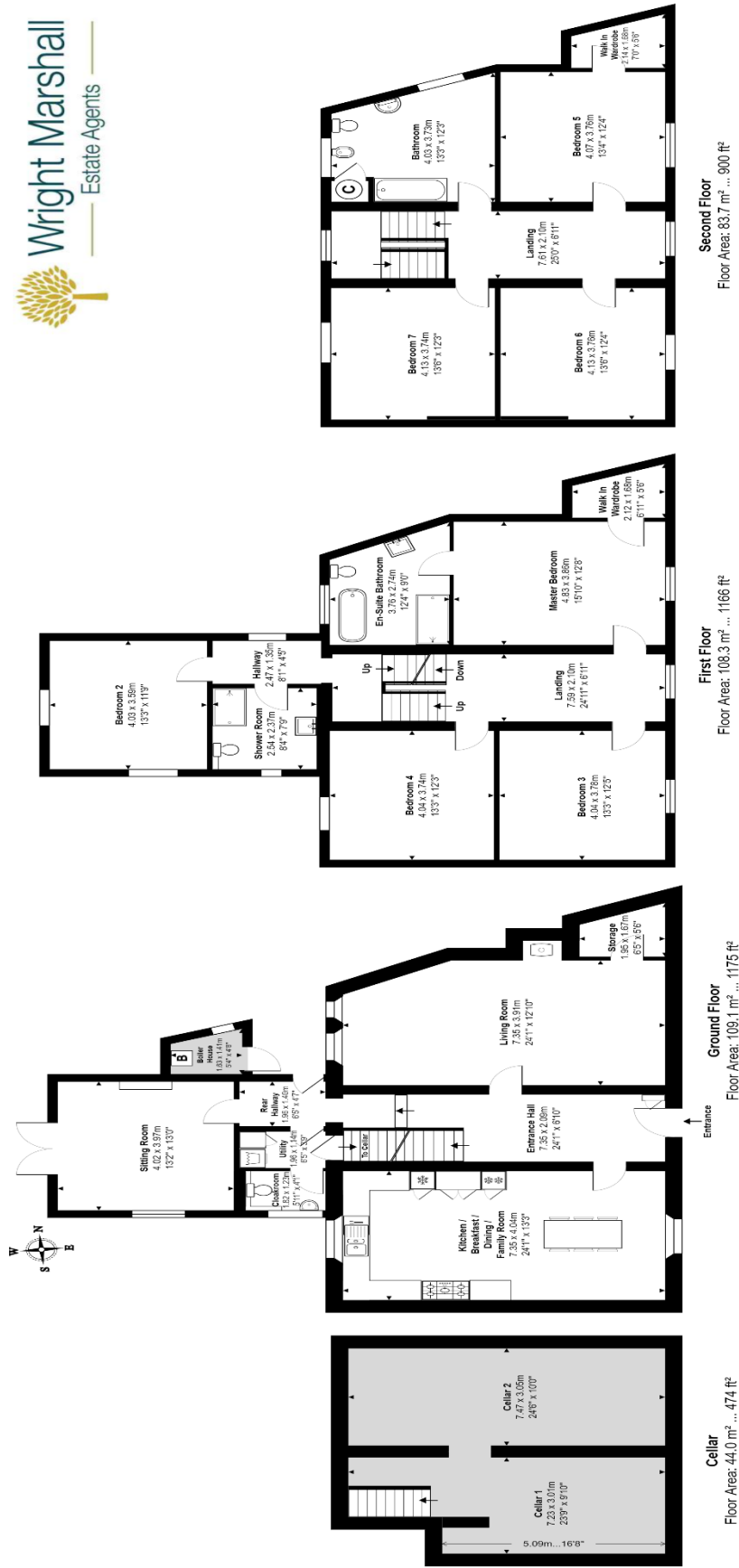
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.











**14 BARKER STREET, NANTWICH, CHESHIRE, CW5 5SY**

Approximate Gross Internal Area: 345.1 m<sup>2</sup> ... 3715 ft<sup>2</sup>  
 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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