



'SHOEMAKERS HOUSE' | 41 WELSH ROW | NANTWICH | CHESHIRE | CW5 5EW | OIRO £395,000





## **A SPLENDID TOWN HOUSE NESTLED IN THE HISTORIC TOWN CENTRE**

Situated within picturesque & historic Welsh Row this charming Grade II listed three double bedroom double fronted townhouse with two reception rooms and deceptively spacious interiors offers a delightful blend of period features and modern living. The interiors are truly sublime, showcasing much character that reflects the rich history of the home.

The accommodation briefly measurements; Entrance Hall, Kitchen, Sitting Room, Side Entrance Hall, Cloaks WC, Breakfast / Dining Room, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Outside, the property boasts a charming sunny rear walled courtyard, providing a private outdoor space ideal for relaxation or entertaining guests.

Additionally, there is parking available which is a valuable asset in this sought-after location. Welsh Row is an excellent choice for those looking to immerse themselves in the local culture.

This townhouse not only offers a beautiful home but also a lifestyle enriched by the history and charm of Nantwich. Gas central heating.

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. The Property will be observed on the left hand side just beyond the turn for St Annes Lane.

#### 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;

#### ENTRANCE HALL







SIITING ROOM 13'3 x 12'1







KITCHEN 14'11 x 8'11

BREAKFAST / DINING ROOM 14'11 x 8'1







SIDE ENTRANCE HALL 16'6 x 6'1

CLOAKS WC 4'3 x 2'1







FIRST FLOOR LANDING







BEDROOM ONE 13'3 x 11'9







BEDROOM TWO 15'2 x 11'4

BATHROOM 6'8 x 5'11

BEDROOM THREE 14'5 x 8'8







#### EXTERIOR

The elegant residence enjoys a charming South facing walled courtyard garden to the rear being paved for ease of convenience - making it the ideal spot in which to relax & entertain in the sunshine. There is also a pretty raised planted bed with climbing Roses. Stone steps lead to a brick arch and timber gate enabling access to the rear parking space. There is also a gated side entrance leading to the rear courtyard.

**EPC RATING: EXEMPT (GRADE II LISTED)**

**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 \*\*

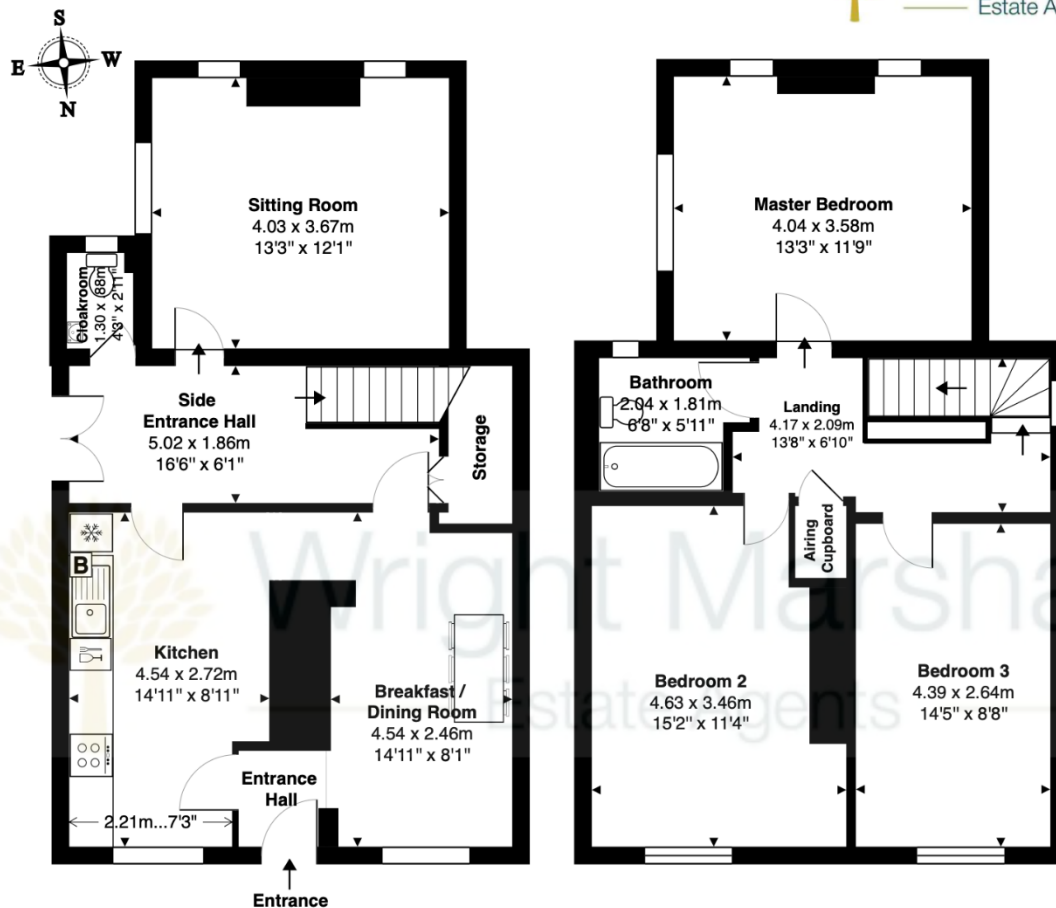
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.











**Ground Floor**  
 Floor Area: 56.8 m<sup>2</sup> ... 612 ft<sup>2</sup>

**First Floor**  
 Floor Area: 56.6 m<sup>2</sup> ... 609 ft<sup>2</sup>

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Approximate Gross Internal Area: 113.4 m<sup>2</sup> ... 1221 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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