



“Pippins”, 22 Birchin Lane, Nantwich CW5 6JY





A highly individual extended period detached house, standing in wonderful established gardens and grounds to 0.54 of an acre, affording very versatile accommodation incorporating a range of attractive features with superb aspects over private gardens and open countryside to the rear within a highly regarded position nearby to Nantwich town centre.

- A highly individual extended detached period house, with an adjoining self contained annexe suite suitable for multi-generational dwelling
- Standing in delightful private established gardens extending to 0.54 of an acre including a separate field
- In a fine highly desirable location within walking distance to Nantwich town centre
- Adjoining open countryside with fine surrounding aspects
- Incorporating a range of attractive features with highly versatile ground floor accommodation
- Large principal lounge, office/study, cloakroom, open aspect kitchen/dining room
- Master bedroom with en-suite, three further double bedrooms, family bathroom and loft room
- Superb parking provision and extensive gardens to front, side and rear
- Viewing highly recommended

Agents Remarks

"Pippins" is a charming detached period house that has been extensively enhanced over recent years and benefits from an adjoining annexe suite that can be easily re-incorporated into the main residence or for multi-generational living subject to potential purchasers preference. The annexe is completely self-contained and provides further potential for a monthly rental income or AirBnB opportunity. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in



Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

Wide brick gate pillars with further pillared gates incorporating a pedestrian gate allows access over a large tarmac entrance drive providing superb car parking facilities and leads to "the Annexe". A lawned garden area to the front of "Pippins" is bordered by neat specimen trees with a path to the side that leads to a high quality uPVC double glazed front door allowing access to:

Reception Hall

With wooden parquet flooring, uPVC double glazed windows to front and side elevations, double radiator, door to Lounge, staircase ascending to first floor and a panel door leads to:

Cloakroom

With WC, wash basin, uPVC double glazed window to side elevation, radiator and recessed ceiling lighting.

From the Reception Hall a sectional glazed panel door leads to:

Study/Sitting Room 14' 6" x 10' 11" (4.41m x 3.34m)

With uPVC double glazed windows to front and side elevations, coved ceiling, wooden parquet flooring, double radiator, fitted study units incorporating cupboards and drawers and a sectional glazed panel door leads to:

Dining Kitchen 18' 4" x 13' 10" max (5.59m x 4.21m max)

With uPVC double glazed window to rear elevation providing lovely aspects over stunning extensive rear garden, tiled flooring, superb range of base and wall mounted units comprising cupboards and drawers, single drainer one and a half bowl sink with mixer tap, plumbing washing machine, plumbing for dishwasher, kitchen range cooker beneath filter canopy, ceiling beams, recessed ceiling lighting, built-in implement cupboard, radiator, door to deep pantry cupboard and open access to:

Dining Room 18' 4" max x 10' 4" (5.59m max x 3.14m)

With custom-built fitted dining seating, fitted base unit, fitted tall unit, attractive working surfaces, tiled flooring, ceiling beams, Worcester gas fired central heating boiler, uPVC double glazed window to front elevation and uPVC double glazed doors to rear elevation enjoying views over the garden and surrounding countryside.



From the Dining Kitchen a sliding pocket door leads to:

Lounge 21' 6" x 18' 7" (6.56m x 5.67m)

A delightful principal reception room enjoying outstanding aspects over private established gardens with uPVC double glazed windows to South, West and East elevations, large brickette fireplace with mantel over and raised quarry tiled hearth incorporating living flame gas fire, three sets of patio doors, ceiling beam, television aerial point, recessed ceiling lighting and shelving niche.

First Floor Landing

With a door to:

Bedroom One 11' 6" x 17' 9" max (3.50m x 5.40m max)

With uPVC double glazed windows to front and side elevations, picture rail radiator, fitted wardrobes and a sectional glazed door and step leads down to:

En-Suite Bathroom 9' 9" x 7' 3" (2.96m x 2.22m)

With a panelled bath, vanity wash basin, eaves window to rear elevation, uPVC double glazed window to side elevation, shower cubicle with tiled enclosure and screen, WC and double radiator.

From the Landing steps descend to:

Bedroom Four 9' 9" x 11' 2" (2.96m x 3.40m)

With a uPVC double glazed window to rear elevation with exceptional views over garden and countryside, radiator and corner fitted wash basin with tiled splashback.

Bedroom Two 12' 4" max x 14' 8" max (3.75m max x 4.48m max)

With a uPVC double glazed window to front elevation and radiator.

Bedroom Three 9' 9" max x 15' 1" (2.96m max x 4.60m)

With a uPVC double glazed window to rear elevation providing fine aspects over gardens and open fields, radiator and fitted wardrobes with mirror-fronted sliding doors incorporating railing and shelving.

Bathroom 7' 3" x 8' 1" (2.21m x 2.46m)

With a p-shaped panelled bath incorporating shower screen and electric shower over, vanity wash basin with cupboards beneath, WC, chrome towel radiator, recessed ceiling lighting and uPVC double glazed window.

From the Landing a Dutch paddle stair leads to:

Second Floor Suite 12' 6" x 8' 4" (3.82m x 2.53m)

With Velux windows to side elevations and porthole window to rear elevation.



Externally

"Pippins" stands in superb, extensively stocked gardens and grounds extending to over half an acre with a vast range of mature and established specimen trees, large neat lawned garden areas, ornamental pond, kitchen garden area, extensive paved patios, two summer houses, four garden sheds, greenhouse and the current owners in previous years purchased additional land that is currently used as an orchard, paddock and arboretum.

Property Details for The Annexe

A uPVC double glazed door leads to:

Open Plan Lounge with Kitchen Area 18' 4" x 19' 4" max (5.59m x 5.90m max)

Lounge Area

With large wall mounted double radiator, uPVC double glazed lantern roof overhead, high quality Oak plank effect flooring, uPVC double glazed double doors to rear patio and open access leads to:

Kitchen Area

With a superb range of units comprising cupboards and drawers, attractive working surfaces, single drainer sink, electric cooker point, filter canopy, uPVC double glazed window to rear elevation, integrated oven and recessed ceiling lighting.

Bathroom 7' 3" x 6' 3" (2.21m x 1.90m)

With p-shape panelled bath incorporating shower, WC, wash basin, radiator, extractor fan and recessed ceiling lighting.

Bedroom 18' 4" x 12' 0" max (5.59m x 3.65m max)

With uPVC double glazed window to front and rear elevations, radiator, recessed ceiling lighting and walk-in wardrobe incorporating railing, shelving and drawers.

Garden

The annexe benefits from an enclosed private garden with a lawned area, patio and summer house.

Tenure

Freehold.

Services

All main services are connected. Electric car charging point (not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

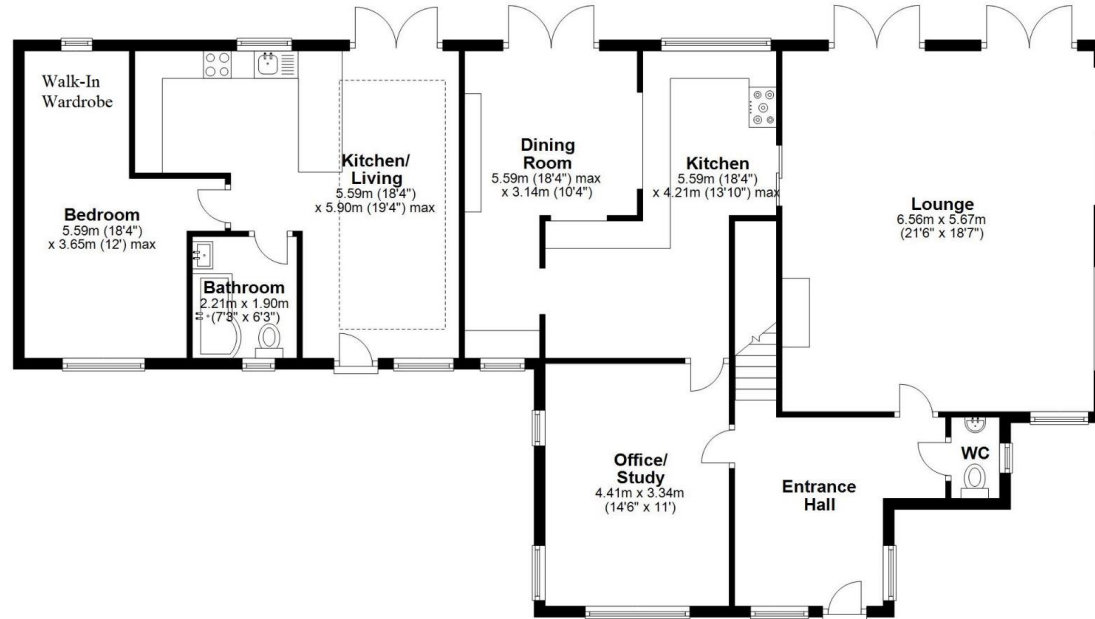
Proceed along Crewe Road and after passing Mount Drive on the left hand side take the next left turning onto Birchin Lane and the property is situated on the right hand side.





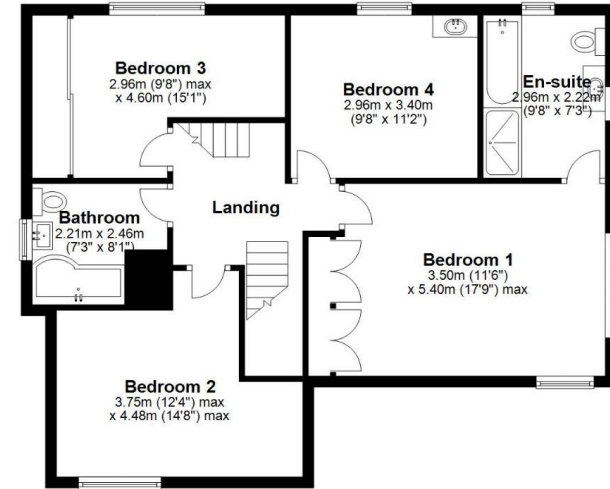
Ground Floor

Approx. 143.4 sq. metres (1543.4 sq. feet)



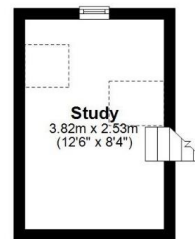
First Floor

Approx. 75.6 sq. metres (816.3 sq. feet)

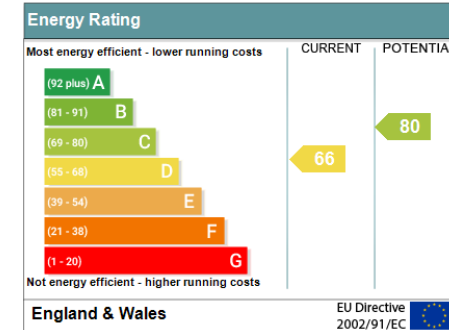


Second Floor

Approx. 9.7 sq. metres (104.2 sq. feet)



Address: 22 Birchin Lane, NANTWICH, CW5 6JY
 RRN: 0720-3930-3200-8217-7200



Floorplan is for illustrative purposes only
 Plan produced using PlanUz.



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