



“Alvaston Orchard”, Middlewich Road, Nantwich CW5 6PB









An exceptional detached bay fronted period house in a fine location standing in gardens, grounds and paddock to 1.18 acres with fine surrounding aspects providing superb accommodation of significant character, style and appeal with wealth of appealing features. Viewing highly recommended.

- A simply superb detached period bay fronted house
- Standing in delightful surroundings and in 1.18 acres
- Affording outstanding features of significant appeal
- Comprehensively improved and enhanced to a very high standard throughout
- Minton style flooring to hallway, bay fronted lounge, large open plan living/dining kitchen, laundry room and cloak room
- Three double bedrooms and contemporary shower room
- Extensive grounds with pond, grassed paddock, large gardens and driveway, double oak framed garage and attached oversized garage
- In a highly prominent and sought after location with fine views
- Retaining much original period character with modern style
- Planning permission for a two-storey side extension, planning reference 23/3821N

#### Agents Remarks

This delightful period home has been comprehensively updated and improved throughout to retain its original period charm and character whilst incorporating all modern comforts. The house provides a large open plan fully appointed kitchen, dining and living area with lovely aspects over its paddock and gardens.

#### Property Details

A driveway leads from Middlewich Road between an attractive capped pillared gateway incorporating a wrought iron gate and leads then over a large extensive gravel driveway. The drive provides superb parking to the side of the property and continues round to the rear to a further driveway area. A detached open sided Oak framed double tiled pitched garage provides excellent storage and covered parking and a further garage at the rear of the house provides versatile usage. To the South



West of the property stands a further garden area and enclosed paddock ideal for small holding stock and country interests. From the drive an engineered brick pathway leads to a tiled pitched covered porch and stone steps ascend to a handsome stained glass panel entrance door allowing access to;

#### **Reception Hall**

A glorious entrance to the property with Minton style tiled flooring, a handsome spindle staircase ascending to first floor, double-glazed sash window to side elevation, central heating radiator, and a panel door leads to;

#### **Cloakroom**

With wall mounted wash hand basin, WC and double-glazed sash window.

#### **Lounge 14' 4" x 12' 11" (4.36m x 3.94m)**

With a uPVC double-glazed bay window to front and side elevations, double central heating radiator and picture rail.

#### **Laundry/Utility Room**

With a double-glazed sash windows to side elevation, sink with mixer tap, wall mounted Baxi combination central heating boiler, plumbing for washing machine and tiled flooring.

#### **Study/Dining Room 9' 4" x 11' 11" (2.85m x 3.63m)**

With a uPVC double-glazed sash window to South West elevation and central heating radiator.

#### **Large Open Plan Family Dining Kitchen 8' 11" x 28' 10" (2.73m x 8.78m)**

##### **Kitchen Area**

Comprehensively equipped with a full range of units and drawers, built in double electric oven, four ring hob, filter canopy, uPVC double-glazed window to rear elevation, ceramic one and a half bowl sink with mixer tap, integrated dishwasher, uPVC double-glazed window with slate cill to rear elevation and uPVC double-glazed composite stable door to rear gardens.

##### **Living/Dining Area**

Providing outstanding views over open fields and the gardens via uPVC double-glazed double doors with UPVC double-glazed side panels to side elevation, double central heating radiator, tiled flooring throughout and overhead lantern roof.

##### **First Floor Landing**

With a uPVC double-glazed sash window to side elevation, access to loft and a panel door leads to;





**Bedroom One 12' 11" x 11' 10" (3.93m x 3.61m)**

With uPVC double-glazed sash windows to side elevation, uPVC double-glazed window to rear elevation and central heating radiator.

**Bedroom Two 10' 10" x 12' 11" (3.29m x 3.94m)**

With a uPVC double-glazed sash window to front elevation providing lovely aspects over open fields. uPVC double-glazed window to side elevation and central heating radiator.

**Bedroom Three 9' 7" x 9' 6" (2.91m x 2.89m)**

With a uPVC double-glazed sash window and central heating radiator.

**Shower Room**

With a raised tiled shower enclosure incorporating overhead shower and tiled niche, vanity wash hand basin with cupboards and drawers beneath, WC and sash double-glazed window to front elevation.

**External**

The house is approached over a private lane through an attractive gateway into an expansive drive with large lawned gardens with a wildlife pond and bordering a woodland area. The house was formerly known as Alvaston Nurseries, home of the head gardener for Alvaston Hall Estate and offers exceptional original period charm with lovely features. The property stands in a fine position nearby to Alvaston Hall and stands at the periphery of Nantwich.

**Garage 21' 11" x 11' 3" (6.68m x 3.44m)**

Substantial detached garage with light and power and up and over door.

**Tenure**

Freehold.

**Services**

The property benefits from a newly installed private Waste Management System, Mains Water and Gas Fired Central Heating.

**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

From Nantwich proceed along Middlewich Road towards Crewe passing Alvaston Hall on the left hand side. Proceed for another 400 yards and Alvaston Orchard is through the gateway on the right hand side.

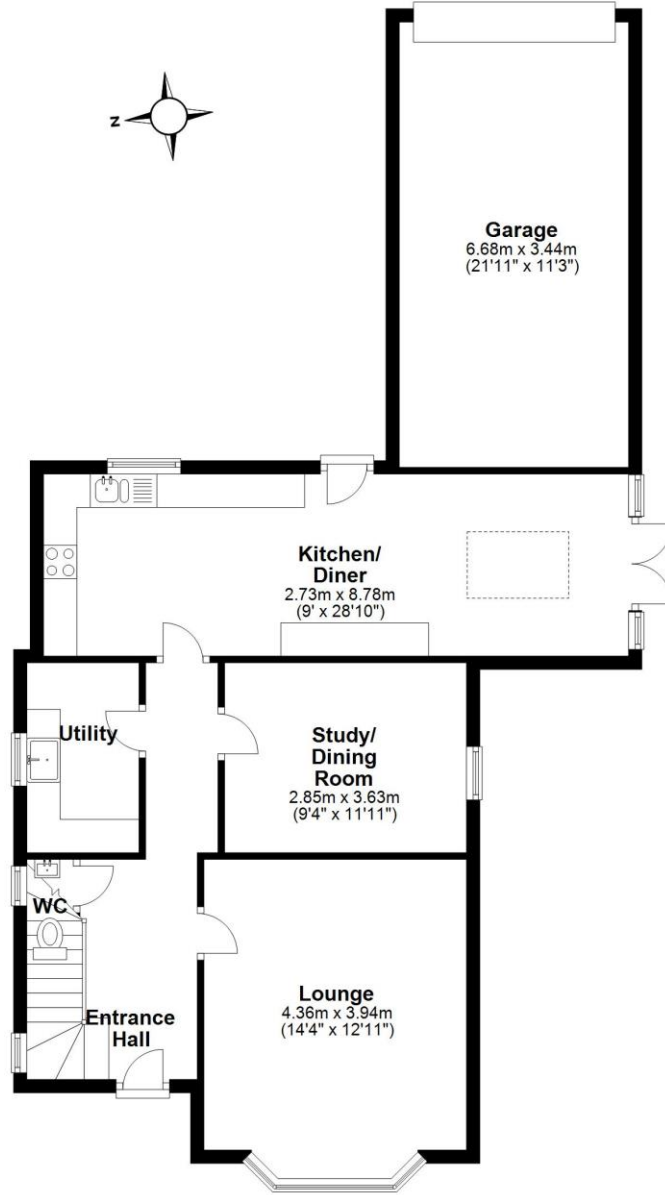




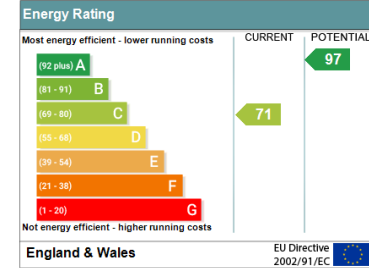




**Ground Floor**  
Approx. 93.7 sq. metres (1008.5 sq. feet)

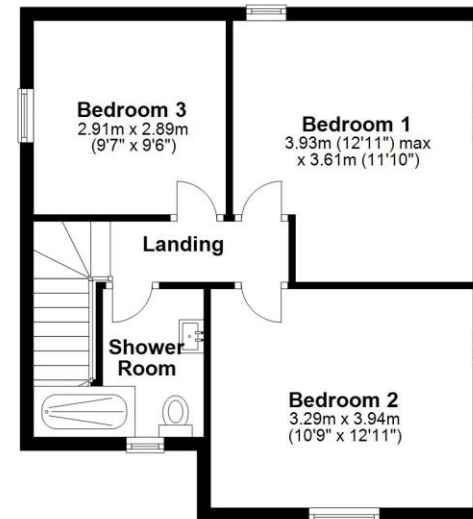


Address: Alvaston Orchard, Middlewich Road, Wistaston, NANTWIC...  
RRN: 0734-3628-9400-0966-0205



**First Floor**

Approx. 45.4 sq. metres (488.7 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.





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