



“Anglesey House”, 61 Welsh Row, Nantwich CW5 5EW





A simply stunning spacious period townhouse affording outstanding accommodation and features with superb contemporary extensions, standing in an historic row within Nantwich town providing exceptional appeal and character with a large South facing walled gardens, terracing and detached garden outbuilding. Viewing highly recommended.

- An exceptional and most spacious period townhouse of significant quality
- Standing amongst wonderful period residences in a historic position within Nantwich town
- With extensive South facing private established walled rear gardens, enclosed courtyard and detached garden building
- Affording outstanding accommodation of immense appeal and character
- Incorporating superb features, style and design with stunning contemporary additions
- Impressive hallway with original Minton tiled floor and retaining period fireplaces
- Four magnificent reception rooms and contemporary fully appointed open plan living family dining kitchen
- Delightful principal bedroom with luxurious en-suite and Juliet balcony overlooking rear gardens
- Three further double bedrooms and luxurious family bathroom
- Luxuriously and sympathetically appointed throughout with impressive features and accommodation to 2850 sqft

Agents Remarks

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

Stone steps lead to a handsome period panel reception door allowing access to:

Glorious Reception Hall

A superb hall enjoying delightful period features with ornate Minton tiled flooring, exposed hardwood spindle staircase ascending to first floor, coved ceiling, radiator within panel and a panel door leads to:

Entertaining Room/Sitting Room 16' 6" x 15' 0" (5.02m x 4.56m)

With semi-opaque glazed sash windows to front elevation, high moulded coved ceiling, central cast iron fireplace within slate surround upon ornate tiled hearth with fitted bookshelves and cupboards to either side and double radiator.

From the Reception Hall a panel door leads to:

Study/Office 12' 10" x 11' 6" (3.92m x 3.50m)

With a box bay window to courtyard elevation, double radiator, handsome cast iron fireplace upon tiled hearth, exposed pine flooring, high ceiling beams and picture rail.

From the Reception Hall a panel door leads to:

Lounge 15' 4" x 15' 3" (4.67m x 4.66m)

A glorious reception room with delightful aspects, large sash windows to courtyard elevation, handsome arched cast iron fireplace upon marble hearth within attractive surround, fitted shelving, media area, radiators within panels and a panel door leads to:

Stunning Open Plan Living Family Dining Kitchen

Kitchen/Dining Area 17' 6" x 15' 4" (5.34m x 4.68m)

Comprehensively equipped with an outstanding range of high quality light grey shaker style base and wall mounted units, attractive quartz working surfaces, underslung Belfast sink with mixer tap, integrated dishwasher, kitchen range within chimney breast incorporating filter canopy and with mirrored feature backing, slate tiled flooring with underfloor heating, double glazed doors to courtyard, high ceiling incorporating recessed ceiling lighting, central freestanding island incorporating sink and cupboards beneath, double radiator, door to rear staircase, extensive dining counter with cupboards beneath and open access to:



Living Area 12' 11" x 12' 10" (3.93m x 3.91m)

With partially vaulted ceiling, two large overhead Velux windows, slate tiled flooring with underfloor heating, double glazed window to side elevation, recessed ceiling lighting, three panel bi-folding doors to extensive patio courtyard area with glorious views over South facing private established gardens and open access leads to:

Utility/Boot Room 17' 1" x 10' 3" (5.21m x 3.12m)

With a superb range of light grey shaker style base and wall mounted units, tall airing cupboard, cupboard incorporating wall mounted gas fired central heating boiler, enamel one and a half bowl sink unit with mixer tap, plumbing for washing machine, slate tiled flooring with underfloor heating, recessed ceiling lighting, double glazed door to rear gardens, double glazed panel door to courtyard with further door providing access to Welsh Row and a panel door leads to:

Shower Room 8' 1" x 2' 4" (2.47m x 0.71m)

With WC, vanity wash basin with cupboard beneath, shower cubicle, tiled walls and slate tiled flooring.

First Floor Landing

With column radiator, sash window to courtyard elevation and a panel door to:

Bedroom Two 16' 0" x 11' 7" (4.87m x 3.54m)

With exposed painted plank flooring, radiator, sash window to front elevation providing lovely aspects over Welsh Row and fitted cupboards.

Bedroom Three 15' 4" x 13' 2" (4.67m x 4.02m)

With sash window to front elevation and radiator.

Family Bathroom 13' 5" x 11' 7" (4.08m x 3.52m)

A glorious bathroom with WC, freestanding double ended roll top claw and ball bath with separate shower stand to side, twin vanity sink unit within quartz surround and cupboards beneath, large walk-in shower cubicle, porcelain tiled flooring, sash windows and recessed ceiling lighting.

Bedroom Four 14' 11" x 11' 7" (4.54m x 3.52m)

With sash windows to West elevation, double radiator, painted pine plank flooring and coved ceiling.

Master Bedroom 18' 0" x 16' 9" (5.49m x 5.11m)

With sash window to rear elevation, delightful aspects to the rear via double glazed doors to glazed Juliet balcony, fitted wardrobes with cupboards over, large hinged access to loft with retractable ladder and a door leads to:



En-Suite Shower Room 9' 8" x 6' 4" (2.95m x 1.94m)

With WC, vanity wash basin incorporating cupboard beneath, walk-in shower enclosure, chrome towel radiator, attractive flooring, sash window and recessed ceiling lighting.

Externally

The property benefits from a most impressive and extensive walled garden entertaining terrace affording lovely South facing surrounding aspects with a large slate tiled area, raised rendered planters, detached brick-built garden outbuilding and BBQ which in all overlooks large lawned established gardens extending to the rear. The property benefits from a doorway to the side of the house upon Welsh Row that leads to a private walled courtyard which leads further to the property at the side and rear and continues via the Utility area to the rear gardens. Please note that the property stands nearby numerous parking opportunities.

Tenure

Freehold.

Services

All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

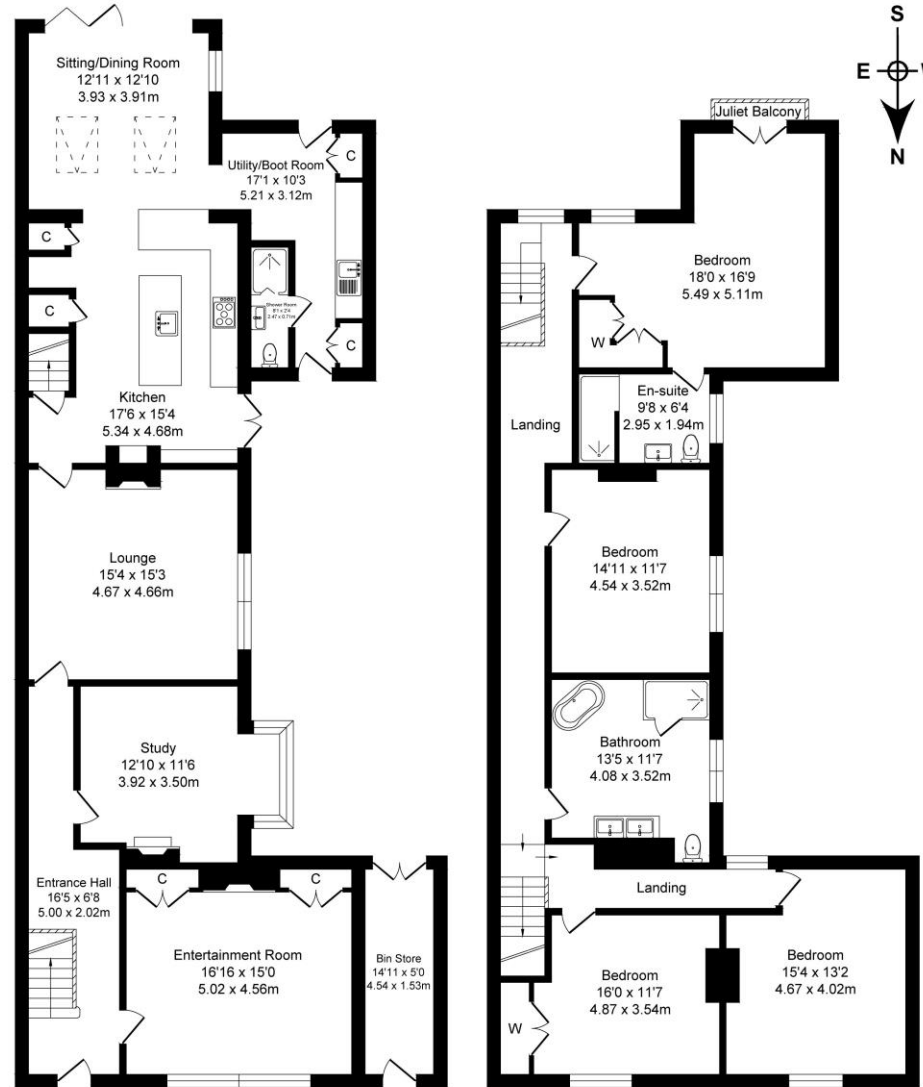
Proceed along Welsh Row and Anglesey House is situated on the left hand side.



Anglesey House

Total Approx. Floor Area 2847 Sq.ft. (264.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1533 Sq.Ft (142.4 Sq.M.)

First Floor
Approx. Floor Area 1314 Sq.Ft (122.1 Sq.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	62	78
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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