



“Chapel House”, 5 Chapel Row, Nantwich CW5 5EX

CHESHIRE
LAMONT

An extraordinary period chapel house conversion of the highest calibre in a tranquil and idyllic position off historic Welsh Row and close to the town centre providing stunning style and character of exceptional quality and appeal affording versatile accommodation arrayed over four levels incorporating outstanding design and features. Viewing highly recommended.

- An exceptional and highly individual chapel house conversion
- Providing stunning accommodation of impeccable style, design and appeal
- Incorporating outstanding features and accommodation arrayed over four levels
- Vaulted principal bedroom suite with mezzanine bedroom and contemporary shower room
- Open plan living area with fully appointed German kitchen
- Versatile basement suite with cloakroom and utility area
- Affording exceptional character throughout
- A superb period residence appointed and converted to a supreme standard
- An ideal lock and leave opportunity and significant AirBnB potential
- Viewing highly recommended
- NO CHAIN



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

The property is approached over a long stable stone brick path leading to steps ascending to a handsome Oak panelled door within Oak surround incorporating glazed light over which allows access to:

Entrance Hall

With attractive tiled flooring, exposed brick arched ceiling, a Dutch paddle space-saving staircase descending to Basement Suite and an Oak panelled door leads to:

Lounge 17' 4" x 13' 7" (5.28m x 4.15m)

Beautifully appointed with attractive high quality Oak effect flooring, exposed brick elevation, fireplace incorporating recessed slate hearth with log burning stove inset, recessed ceiling lighting, electric underfloor heating, a handsome brace-strapped Oak staircase with arched top ascending to first floor and open access leads to:

Breakfast Kitchen 10' 11" x 13' 7" (3.34m x 4.15m)

Comprehensively appointed with an outstanding range of stunning contemporary German units comprising cupboards and drawers, high cupboard banks, large central dining counter island with drawers beneath and incorporating a NEFF induction hob with attractive lantern filter canopy shade over, vaulted ceiling incorporating ceiling beams, Velux windows, detailed exposed Cheshire brick walling, tiled flooring, kick plate lighting, integrated dishwasher, Franke one and a half bowl sink unit with mixer tap and boiling tap, integrated NEFF electric oven, integrated microwave oven, integrated fridge and freezer and a full height pull-out pantry cupboard incorporating shelving.

From the Lounge a wooden arched door leads to an exposed original staircase and a uPVC double glazed window to side elevation incorporating plantation shutters ascending to:

First Floor

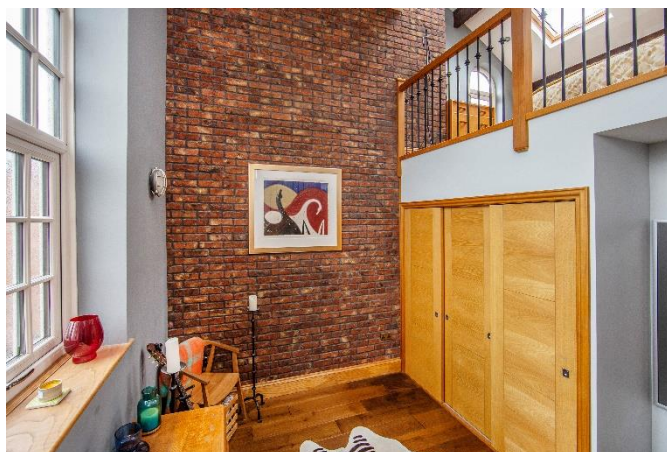
With a full height sectional glazed arched chapel window to side elevation and the staircase continues to:

First Floor Landing

With recessed ceiling lighting, engineered hardwood flooring, exposed Oak skirting and architraves and a contemporary Oak panelled door leads to:

Shower Room 6' 9" x 8' 1" (2.06m x 2.47m)

An impeccably appointed shower room with a large fully tiled walk-in shower cubicle incorporating tiled niche and overhead rain shower, porcelain tiled flooring with electric underfloor heating, WC, vanity wash basin with drawer beneath, chrome towel radiator, recessed ceiling lighting, extractor fan and fitted over stairs cupboard incorporating a vented cylinder system.



From the Landing an Oak panelled door leads to:

Dressing Room 10' 4" x 12' 9" (3.14m x 3.89m)

A stunning room with a high uPVC double glazed sectional chapel window to East elevation, outstanding aspects over a vaulted two storey mezzanine principal bedroom area and galleried area, exposed feature Cheshire brick walling, sliding Oak fronted fitted wardrobes incorporating railing, shelving and Oak drawer units, high quality engineered Oak flooring and an exposed pine staircase with wrought iron railings and Oak bannisters ascends to:

Second Floor Mezzanine Bedroom 9' 2" x 13' 10" max (2.80m x 4.22m max)

With outstanding aspects and of superb design, four Velux windows to West elevation, arched uPVC double glazed window to South elevation, two large eaves cupboards, ceiling beam, engineered Oak flooring, recessed ceiling lighting, overhead eaves storage cupboard, wall mounted infrared mirror heating system and underfloor heating.

A Dutch paddle space-saving staircase descends to:

Basement Level

With wall mounted water meter and an Oak door leads to:

Basement Suite 17' 9" max x 13' 7" max (5.41m max x 4.15m max)

A versatile area ideal for a second lounge or occasional bedroom with a bank of fitted cupboards incorporating railing and shelving, ceiling beams, high quality Oak effect flooring, wall light points and open access to:

Utility Area

With a single drainer sink unit with mixer tap, plumbing for washing machine, base units, attractive granite effect working surface and upstand and an Oak door leads to:

Cloakroom

With a vanity wash basin incorporating cupboards beneath, tiled flooring, ceiling beams and WC.

NB

Given the property's historic position and situation, Chapel House is not offered with any garden or parking provision. Parking spaces are freely available along Welsh Row.

Externally

Chapel House stands upon an historic row situated just off Welsh Row which is one of Cheshire's finest ancient streets with a wealth of period buildings and leads into the lovely market town of Nantwich.

Tenure

Freehold.

Services

The property benefits from infrared underfloor heating and infrared red panel heaters that look like mirrors in bedroom and dressing room, infrared underfloor heating in living room, infrared wall panel heater in kitchen, bathroom has underfloor heating and large heated towel rail, upstairs landing has underfloor infrared heating and an electric heater, basement landing/stairs has electric heater and living room has a log burner. Mains water and electricity.

Viewings

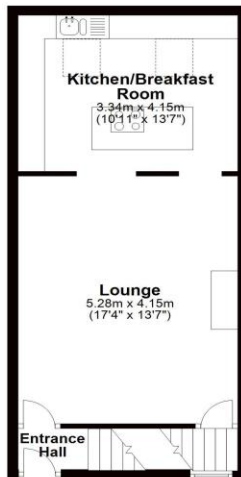
Strictly by appointment only via Cheshire Lamont. For a pre-viewing discussion please call William J Swindley on 01270 624441.

Directions

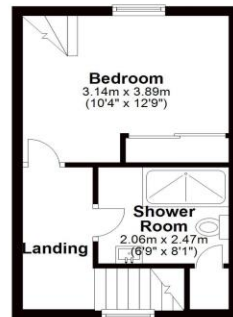
Proceed along Welsh Row past Queens Drive, continue for 100 yards and the property is situated behind the chapel upon Chapel Lane.



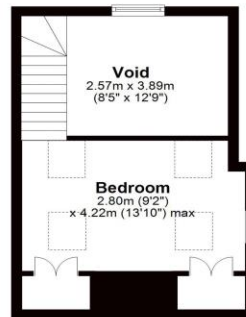
Ground Floor
Approx. 40.3 sq. metres (433.3 sq. feet)



First Floor
Approx. 24.5 sq. metres (263.3 sq. feet)



Second Floor
Approx. 25.4 sq. metres (273.6 sq. feet)

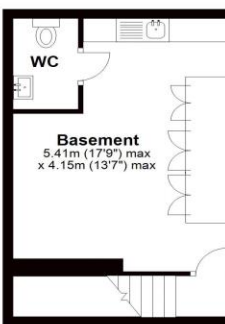


Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
62-81	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

EU Directive 2002/91/EC



Basement
Approx. 26.4 sq. metres (284.6 sq. feet)



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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