



CHESHIRE  
LAMONT

Headmasters House, 108 Welsh Row, Nantwich CW5 5EY



A most impressive, spacious ground floor apartment within a most attractive period building upon Welsh Row within the heart of historic Nantwich providing well arrayed and superbly appointed, adaptable accommodation benefiting from a range of highly attractive features. Two allocated parking spaces. NO CHAIN for early completion. Viewing highly recommended.

- A highly impressive Grade II ground floor apartment
- Within a historic period building upon Welsh Row in the heart of Nantwich
- Affording lovely surrounding aspects
- Spacious reception hall, lounge with fireplace and living/dining room
- Superbly appointed kitchen and utility room
- Two double bedrooms, shower room and bathroom
- Useful cellar providing space for a variety of uses
- Two allocated parking spaces
- NO CHAIN
- Viewing highly recommended

#### 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

At the front a private raised courtyard area benefits from elevated aspects over historic housing on Welsh Row and faces south where a most handsome arched door leads to reception hallway.





**Reception Hall 32' 10" x 6' 4" (10.00m x 1.93m)**

A most spacious entrance to the property with double radiator, sectional glazed window to side elevation, panelled door to storage cupboard and a door leads to:

**Lounge 14' 0" x 17' 0" (4.26m x 5.19m)**

Dual aspect with secondary double-glazed sectional windows to front and side elevations, two radiators, picture railing, remote control fireplace within Limestone surround and inset lighting incorporating a gas log effect feature fire.

**Living Room/Dining Room 15' 1" x 15' 0" (4.60m x 4.58m)**

With secondary glazed sectional window to side elevation, radiator, television point and a door leads to:

**Dining Kitchen 10' 0" x 15' 0" (3.04m x 4.58m)**

With a superb range of base and wall mounted units, with insert lighting, drawer units with pull handles incorporating a central island with breakfast bar with further cupboards and lighting, quartz working surfaces with complimentary upstands, stainless steel one a half bowl sink with Quooker tap incorporating detachable hose, Siemens Flex induction hob with feature lighting above, twin built-in AEG pyrolytic ovens, NEFF integrated dishwasher, ceramic tiled flooring with underfloor heating, double glazed window to rear elevation, feature stable style door to rear and a doorway leads to:

**Utility Room 10' 4" x 6' 4" (3.15m x 1.93m)**

With a sectional glazed window to rear elevation, radiator, wall mounted Baxi boiler, quartz working surfaces incorporating Franke stainless steel sink unit with mixer tap over, plumbing for washing machine, space for tumble dryer, extractor fan, ceramic tiled flooring and further storage cupboards incorporating space for American style fridge/freezer.

**Bedroom One 20' 4" max x 15' 0" max (6.20m max x 4.58m max)**

With a study/dressing area, secondary glazed sectional window to rear elevation, radiator, loft access, built in bedroom furniture comprising two triple wardrobes incorporating railing and shelving.

**Bedroom Two 14' 10" x 15' 0" (4.53m x 4.58m)**

With a sectional glazed bay window to front elevation incorporating secondary glazed magnetic windows (for ease of removal during summer months), radiator, built in bedroom furniture incorporating two triple wardrobes incorporating railing and shelving.

**Bathroom**

Three piece suite comprising panelled bath with central taps and incorporating separate shower hose, pedestal wash basin, low level



WC, feature towel rail, secondary glazed frosted sectional window to side elevation, tiled flooring, part tiled walls and WC.

**Shower Room 15' 0" x 5' 1" (4.57m x 1.55m)**

Superbly appointed Shower room with wash basin incorporating drawer beneath, decorative ceramic tiling with sensory lighting, low level WC within marble tiled surround, marble effect tiled flooring, walk-in shower enclosure with square shower head, detachable shower hose, decorative shelf with ceramic tiling and insert lighting, recessed ceiling lighting, heated towel rail and a sectional glazed window to side elevation.

**Cellar 14' 0" x 17' 0" (4.26m x 5.19m)**

With power, light and sump pump.

**Externally**

This former Headmaster's House is a most attractive and imposing building enjoying a slightly elevated position upon Welsh Row and steps to the side of the property lead to a raised front terrace area which benefits from all day sunshine screened by hedging. To the rear of the property the apartment has further patio area.

**Tenure**

Leasehold. No charges. Call Cheshire Lamont for further details.

**Services**

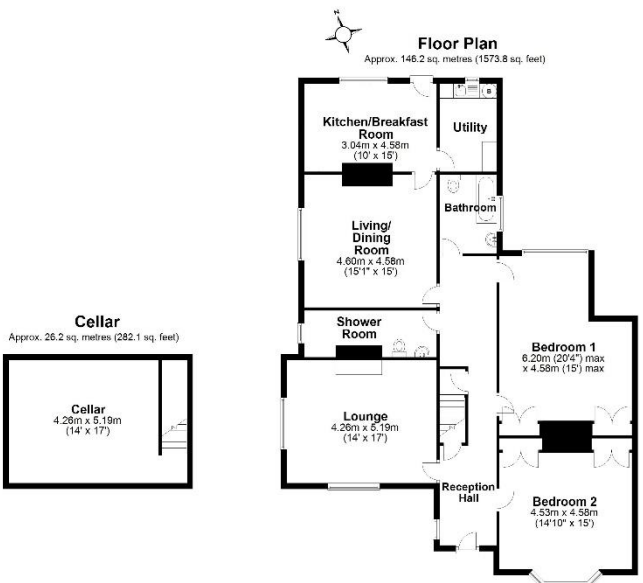
All main services are connected (not tested by Cheshire Lamont).

**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

From Nantwich town centre proceed over Welsh Row bridge and along Welsh Row, continue for approximately 400 yards until passing Marsh Lane on the left hand side and the Headmasters House is on the right hand side.



Note: Floor Plans are for identification purposes only and Not to Scale

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.

CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarporeley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441