



“Canal Cottage”, Marsh Lane, Nantwich CW5 5TH

CHESHIRE
LAMONT



An exceptional canalside period cottage with superb aspects and history standing in extensive enclosed lawned gardens to 0.45 of an acre enjoying a lovely tranquil situation, overlooking and with direct access to the Shropshire Union Canal and open countryside providing delightfully appointed and arrayed accommodation of significant appeal and affording a rare opportunity to enhance and extend subject to necessary planning permission. NO CHAIN. Early viewing highly recommended.

- A delightful period cottage upon the Shropshire Union Canal
- In a fine position on the edge of Nantwich by Marsh Lane bridge
- Providing exceptional scope for a sympathetic extension
- Affording delightful aspects and views over the canal, open countryside and Dorfold Hall
- Standing in extensive established gardens and orchard to 0.45 of an acre
- Of significant character and with much original charm and appeal
- Three double bedrooms, two reception rooms
- Hall, pantry, kitchen, shower room, separate WC
- Large gated entrance drive, garden courtyard, piggery, two garden sheds
- NO CHAIN, viewing highly recommended

Agents Remarks

“Canal Cottage” has been a treasured family home for almost a century and has never been offered to the marketplace before. The property was occupied by the last Lengthsman on the Shropshire Union Canal and the property today retains much original character and charm whilst incorporating all modern comforts. The property retains its original quarry tiled flooring, fire grates to first floor bedrooms, period panel doors and door furniture.

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

A handsome original exposed period pine panelled door leads to:

Reception Hall

With an attractive staircase incorporating half landing ascending to first floor, under stairs cupboard, wall mounted radiator, half height timber wall panels, quarry tiled flooring and an exposed Scotch pine panel door leads to:

Lounge 12' 1" x 12' 0" (3.68m x 3.67m)

A delightful reception room with an attractive multi fuel burning stove upon polished granite hearth inset within chimney breast with mantel over, coved ceiling, ceiling rose, uPVC double glazed window to front elevation, double radiator, exposed pine panel doors to fitted cupboards incorporating shelving and quarry tiled flooring.

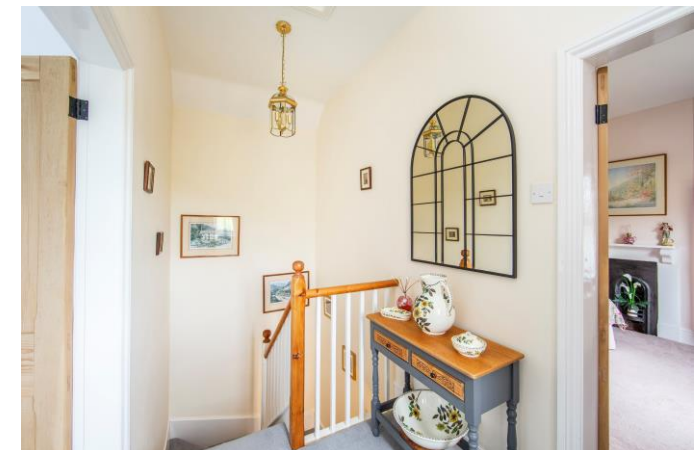
From the Reception Hall an exposed Scotch pine panel door leads to:

Dining Room 13' 4" x 10' 4" (4.07m x 3.16m)

With uPVC double glazed window to front elevation, dado rail, half height wall panels, gas fired log burning stove upon polished granite hearth inset within chimney breast, wall light points, original meat hanging hooks, quarry tiled flooring, wall mounted radiator and a braced exposed Scotch pine panel door leads to:

Pantry

With wall mounted combination gas fired central heating boiler, uPVC double glazed window to East elevation, two wall mounted cupboards and base unit comprising cupboards and drawers.



From the Dining Room a braced exposed Scotch pine door leads to:

Kitchen 8' 0" x 8' 4" (2.43m x 2.55m)

With uPVC double glazed windows to East and West elevations, uPVC double glazed door to outside, base units comprising cupboards and drawers, built-in cupboard with shelving, single drainer sink, plumbing for washing machine, plumbing for dishwasher, electric cooker point, half tiled walls and an exposed Scotch pine door leads to:

Wet Floor Shower Room

With wall mounted Triton electric shower, vanity wash basin with cupboards beneath, chrome radiator, uPVC double glazed window, wall mounted radiator and an exposed Scotch pine door leads to:

WC

With radiator, uPVC double glazed window and WC.

First Floor Landing

With access to loft, radiator, uPVC double glazed window providing lovely views over the Dorfold Estate and canal and an exposed Scotch pine panel door leads to:

Bedroom One 12' 1" x 12' 0" (3.68m x 3.67m)

With a recessed cast iron fire grate inset within surround and chimney breast, radiator and uPVC double glazed window overlooking the canal.

Bedroom Two 9' 1" x 10' 4" (2.77m x 3.16m)

With a recessed cast iron fire grate inset within surround, uPVC double glazed window to West elevation overlooking the canal and radiator.

Bedroom Three 8' 6" x 10' 4" (2.60m x 3.16m)

With uPVC double glazed window to East elevation providing aspects to hills in the distance and radiator.

Externally

The property is set back from the canal within neat privet and holly hedging with two gate pillars incorporating a pedestrian wrought iron gate allowing access to and from the towpath. The delightful gardens extend to all sides and benefit from gravel pathways and a herringbone block paved approach. The property can be accessed from Marsh Lane



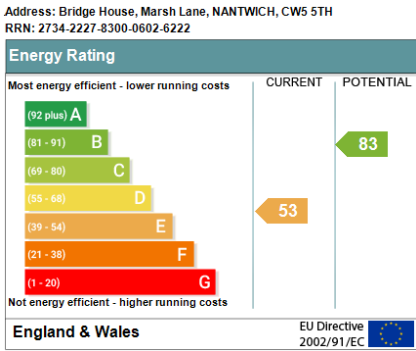
which leads through arbours and enjoys an abundance of fruit bearing trees and established specimen trees, flower beds and borders. The property further benefits from a covered courtyard area within walling benefiting from South West facing views. There is a former pig sty in the grounds with low stone capped walling and a gateway. Two useful timber garden sheds stand within the gardens.

Tenure
Freehold.

Services
The property benefits from uPVC double glazing throughout and a combination gas fired central heating system. All main services are connected (not tested by Cheshire Lamont). Superfast broadband.

Viewings
Strictly by appointment only via Cheshire Lamont.

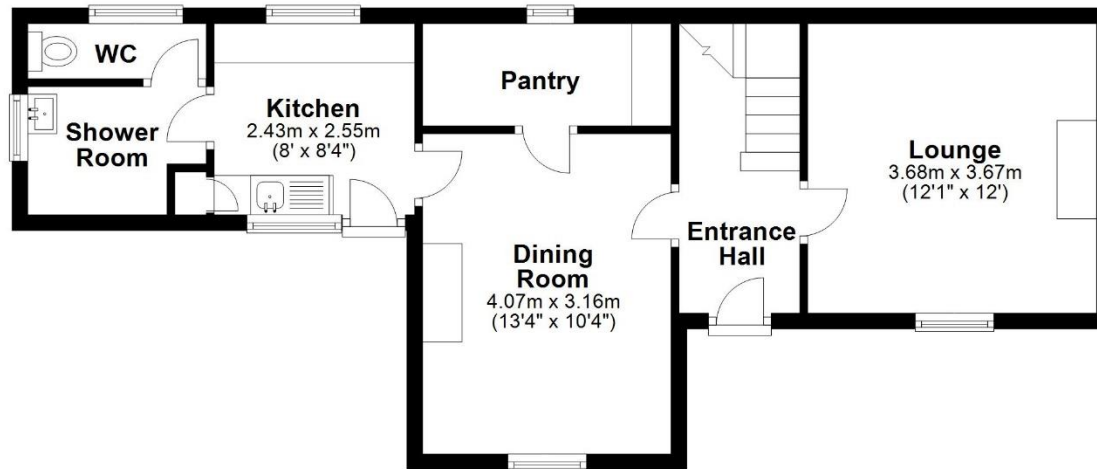
Directions
From Nantwich town centre, proceed along Welsh Row and turn left into Marsh Lane. Continue along Marsh Lane to the bridge and the cottage is situated on the right hand side.





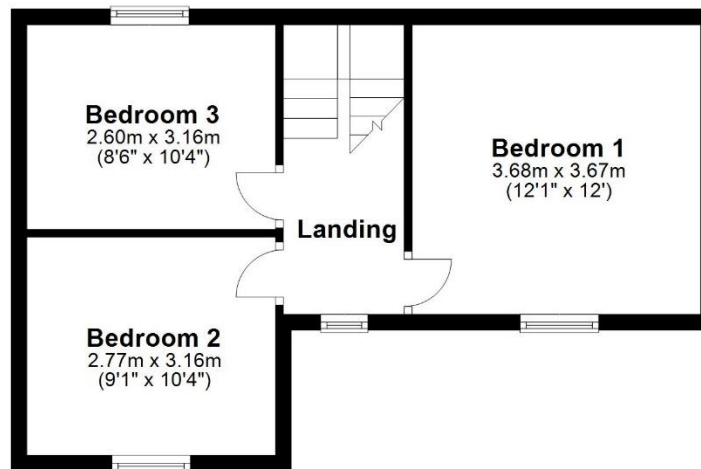
Ground Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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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