



Lapwing Cottage, 47a Marsh Lane, Nantwich CW5 5HP

CHESHIRE
LAMONT



A superb and highly individual modern detached house of exceptional style and quality within attractive established gardens in a lovely period location upon Marsh Lane providing delightfully presented and appointed accommodation of considerable appeal. Viewing highly recommended.

- A most impressive and spacious individual modern detached house
- In a delightful location upon Marsh Lane nearby to Nantwich town centre
- Incorporating features and design of the highest quality
- Attractively presented and appointed throughout
- Reception hall, cloakroom and lounge with fireplace
- Stunning fully appointed open plan living family dining kitchen and utility room
- First floor master bedroom with en-suite, two further bedrooms and family bathroom
- Attractive established private gardens with large patio terrace
- Versatile detached Cheshire brick garden building
- Viewing highly recommended

Agents Remarks

Lapwing Cottage stands in wonderful surroundings nearby to historic Welsh Row, Nantwich canal and the town centre. The house is a most individual property built in recent years to an exacting design and specification which provides delightfully appointed and presented accommodation of significant style and appeal. 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 set back from the lane behind a large driveway which stands to the front with neat flower beds and borders and an Indian stone ramp leads to a covered porch with a double glazed door allowing access to:

Reception Hall 18' 5" x 5' 8" (5.61m x 1.73m)

A delightful entrance to the property with a staircase with half landing ascending to first floor, under stairs cupboard, Oak flooring, uPVC double glazed window to front elevation, radiator and an Oak door leads to:

Cloakroom

With wall mounted wash basin, WC and Oak flooring.

From the Reception Hall a glazed Oak door leads to:

Lounge 14' 10" x 13' 6" (4.52m x 4.11m)

With uPVC double glazed windows to front and side elevations incorporating fitted plantation shutters to front, half height partial panelled walling, recessed fireplace within chimney breast upon slate hearth and incorporating a log burning stove, low level cupboards to side, fitted shelving coved ceiling, recessed ceiling lighting, Oak flooring and radiator.

From the Reception Hall a glazed Oak door leads to:

Open Plan Living Family Dining Kitchen 28' 0" x 8' 5" (8.53m x 2.57m)

Kitchen Area

Comprehensively appointed with a superb range of high quality base and wall mounted units, tall cupboard, attractive quartz working surfaces with complimentary upstands, integrated fridge and freezer, SMEG kitchen range with filter canopy over, integrated dishwasher, single drainer one and a half bowl sink unit with mixer tap, uPVC double glazed windows to rear gardens, recessed ceiling lighting and Oak flooring.

Living/Family Area

With a most attractive antique style column radiator, two full height uPVC double glazed windows either side of chimney breast incorporating a wall mounted raised log burning fireplace and open access to:



Dining/Garden Room 14' 8" x 11' 7" (4.47m x 3.53m)

With a vaulted ceiling incorporating two overhead Velux windows, uPVC double glazed windows to rear elevation providing lovely aspects over the rear gardens and uPVC double glazed doors to outside.

From the Kitchen Area a doorway leads to:

Utility Room 5' 7" x 5' 7" (1.70m x 1.70m)

With a wall mounted Worcester gas fired central heating boiler, two wall mounted cupboards, tall cupboard, base unit incorporating sink unit with mixer tap and plumbing for washing machine.

First Floor Landing

With a door to deep linen/storage cupboard, door to airing cupboard incorporating a pressurised cylinder system with shelving over and a door leads to:

Master Bedroom 14' 10" x 13' 6" (4.52m x 4.11m)

With two uPVC double glazed windows to front elevation, radiator, recessed ceiling lighting and a door leads to:

En-Suite Wet Floor Shower Room 5' 7" x 5' 7" (1.70m x 1.70m)

With a wall mounted wash basin, WC, wet floor shower area with full height screen, tiled walls, tiled flooring, extractor fan and recessed ceiling lighting.

Bedroom Two 14' 7" x 10' 1" (4.45m x 3.07m)

With uPVC double glazed window to front and rear elevations, radiator, access to roof space and fitted wardrobes incorporating railing and shelving.

Bedroom Three 10' 7" x 8' 4" (3.23m x 2.54m)

With two uPVC double glazed windows to rear elevation and radiator.

Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)

With a panelled bath incorporating shower and screen, part tiled walls, wall mounted wash basin, porcelain tiled flooring, WC, chrome towel radiator, recessed ceiling lighting and a uPVC double glazed window to rear elevation.

Externally

The property benefits from delightful aspects and surroundings with attractive enclosed gardens at the rear bordered by fencing and high walling with a lawned garden area, extensive paved patio and sleeper retained flower beds and steps lead to a further raised lawned area with a raised paved patio. Within the gardens stands a brick built garden suite.



Detached Garden Building 25' 0" x 11' 4" (7.62m x 3.45m)

With uPVC double glazed windows to front elevation, vaulted ceiling incorporating Velux windows, uPVC double glazed window to side elevation, radiator.

Kitchen Area

With base and wall mounted units, four ring hob, built-in electric oven, single drainer sink with mixer tap, herringbone wood effect block flooring, fitted plantation shutters and open access to:

Multi-Use Room

With radiator, double glazed window, Velux window, recessed ceiling lighting, partially vaulted ceiling and a folding door leads to:

Shower Room

With a fully tiled walk-in shower enclosure incorporating full height screen, wall mounted wash basin and WC.

Tenure

Freehold.

Services

All main services are connected. EV charging point. Not tested by Cheshire Lamont.

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 and the property is situated on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





While every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of any doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Any services, systems or appliances indicated have not been tested and no guarantee as to their operability or efficiency can be given. **DO NOT SCALE.**





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