



CHESHIRE
LAMONT

“Tudor House”, Welsh Row, Nantwich CW5 5EW



An iconic Grade II period residence in a fine position upon one of Cheshire's finest streets within historic Nantwich affording outstanding, spacious and versatile accommodation to 2500 sqft over three floors providing superb residential, commercial or mixed usage. With stunning original 16th century period features, walled courtyard garden, gated entrance drive and three garages. NO CHAIN available for early completion. Viewing highly recommended.

- An historic 16th century Grade II listed townhouse of immense appeal
- In a prominent position amongst fine period buildings upon Welsh Row
- Providing superb accommodation to 2500 sqft offering exceptional versatility for residential, commercial or combined
- Incorporating many original period features and retaining charm and character
- One of Nantwich's oldest surviving buildings and upon one of Cheshire's finest streets
- Reception vestibule, stunning spacious open plan lounge and dining room with fireplace
- Study, cloakroom, large dining kitchen and rear hall
- Four first floor bedrooms, extensive bathroom and further cloakroom
- Two second floor bedrooms
- Attractive established south facing walled garden courtyard and gated access to triple garaging
- NO CHAIN

Agents Remarks

The sale of this stunning residence represents a rare opportunity to acquire a spacious period building with incredible history and is one of the town's oldest buildings. Previously used as a globally renowned design house, the property lends itself to either residential occupation as a stunning home or further commercial/business use if required. Tudor House stands on Welsh Row, which is well regarded as one of the finest roads in



Cheshire and leads into Nantwich town centre. 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.

Property Details

A handsome period door allows access to:

Entrance Vestibule

With wood flooring incorporating mat recess, wide staircase ascending to first floor galleried landing, panelled door to gardens and a step and panelled door descends to:

Open Plan Living/Dining Room 30' 10" x 19' 2" (9.41m x 5.84m)

A glorious spacious room affording outstanding period features with high quality wood flooring, original wall and ceiling beams, radiators, windows to front and side elevations incorporating fitted plantation shutters, fireplace inset within chimney breast with raised hearth and incorporating dog grate, panelled door to Welsh Row and an archway leads to:

Inner Hall

With wood flooring, recessed ceiling lighting and open access leads to:

Study Area 8' 4" x 7' 8" (2.53m x 2.33m)

With original wall and ceiling beams, radiator and wood flooring.

From the Inner Hall a panelled door leads to:

Large Cloakroom

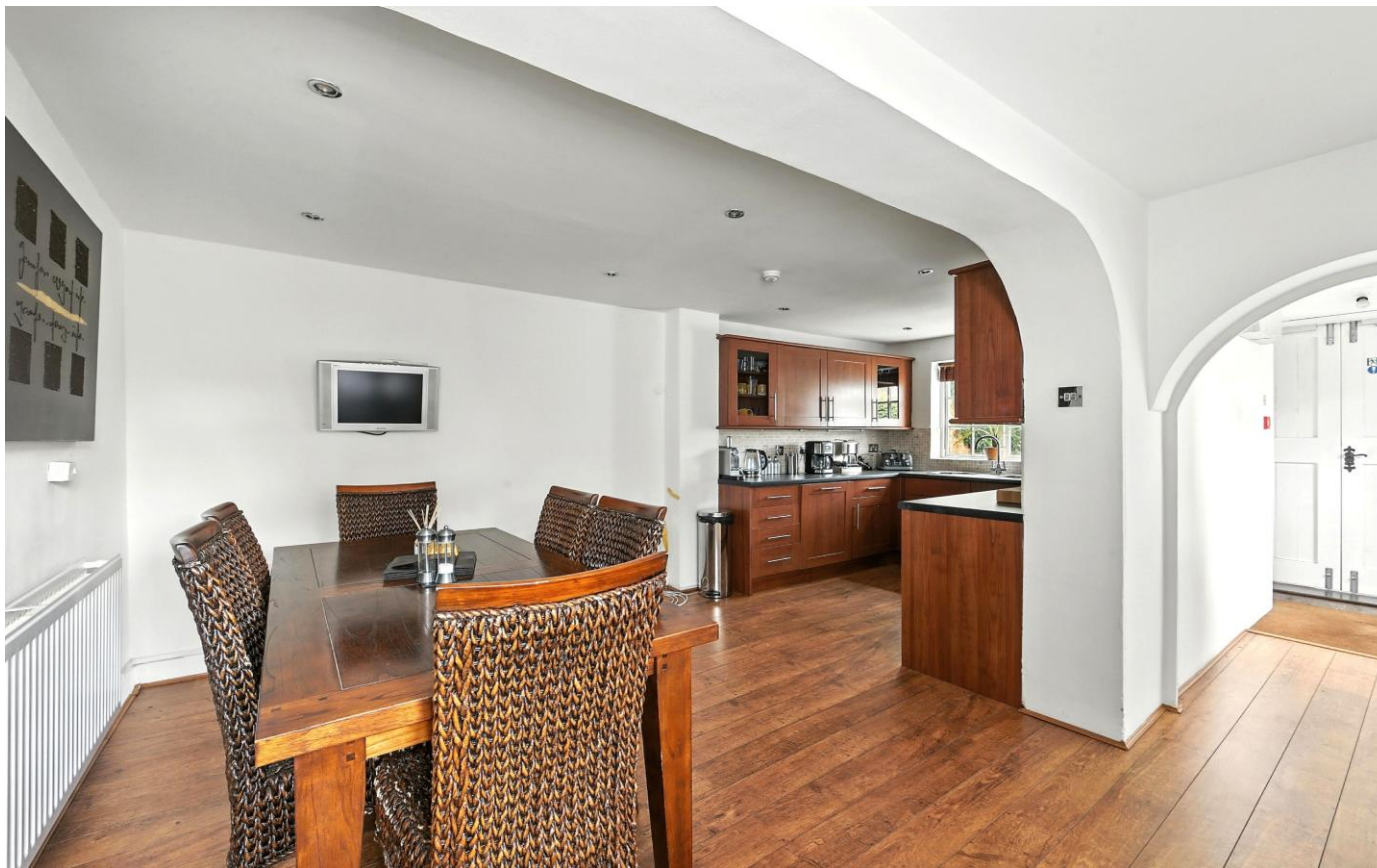
With WC, wall mounted wash basin, tiled walls, quarry tiled flooring, radiator and window to rear elevation.

From the Inner Hall steps ascend to panelled double doors leading to:

Dining Kitchen 19' 0" x 13' 9" (5.80m x 4.20m)

Dining Area

With radiator, recessed ceiling lighting, window to courtyard and open access to:



Kitchen

Beautifully appointed with a range of base and wall mounted units, built-in electric oven with four ring hob and filter canopy over, integrated dishwasher, twin sinks with mixer tap, window to rear elevation overlooking gardens, part tiled walls and recessed ceiling lighting.

From the Dining Area an archway leads to:

Rear Hall

With window to courtyard elevation and double doors to rear gardens.

First Floor Galleried Landing

An impressive spacious landing with high ceiling, original beam, wooden flooring, window to side elevation, recessed ceiling lighting, radiator, central arch, staircase ascending to second floor and a panelled door leads to:

Cloakroom

With pedestal wash basin, WC, tiled walls, radiator and window to front elevation.

From the Landing a panelled door leads to:

Bedroom Two 14' 10" x 14' 9" (4.52m x 4.49m)

With windows to front and side elevations incorporating fitted blinds, radiators, recessed ceiling lighting, air conditioning unit, panelled door to deep cupboard and a panelled door to Master Bedroom.

From the Landing panelled double doors lead to:

Master Bedroom 19' 2" x 16' 4" (5.84m x 4.97m)

A spacious room with window to side elevation, original wall and ceiling beams, radiator, fireplace within Cheshire brick surround and recessed hearth.

From the Landing steps descend to a panelled door leading to:

Spacious Bathroom 22' 7" x 7' 1" (6.88m x 2.16m)

With a large walk-in shower cubicle, pedestal wash basin, tiled panelled bath incorporating shower tap, WC, bidet, tiled walls, windows to front and side elevations, radiator, recessed ceiling lighting, tall towel radiator and a sliding door leads to:

Linen/Utility Room 8' 11" x 7' 1" (2.72m x 2.17m)

With high overhead eaves window, combination gas fired central heating boiler and built-in cupboards incorporating railing and shelving.



From the Landing a panelled door leads to:

Bedroom Five 6' 7" x 7' 10" (2.01m x 2.40m)

With a high overhead chimney window, original beams, recessed ceiling lighting and steps ascend to a panelled door leading to:

Bedroom Six 9' 5" x 6' 3" (2.87m x 1.90m)

With high overhead eaves window and radiator.

Second Floor Landing

With a panelled door to:

Bedroom Three 12' 11" x 11' 9" (3.94m x 3.57m)

With eaves window to rear elevation, radiator, two eaves storage cupboards, recessed ceiling lighting and air conditioning unit.

From the Landing a panelled door leads to:

Bedroom Four 12' 2" x 10' 10" (3.70m x 3.30m)

With a most unique window to gable elevation, eaves window, radiator, eaves storage cupboards, recessed ceiling lighting and deep cupboard.

Externally

A splayed gated approach with gated entrance allows access over an extensive stone paved driveway to the rear and Tudor House benefits from triple garaging. The south facing walled rear courtyard garden has a lawned area and enjoys an abundance of established plants, trees and shrubs.

Triple Garaging

With up and over doors, light, power and a gate to the sides allows access to the gardens.

Tenure

Freehold.

Services

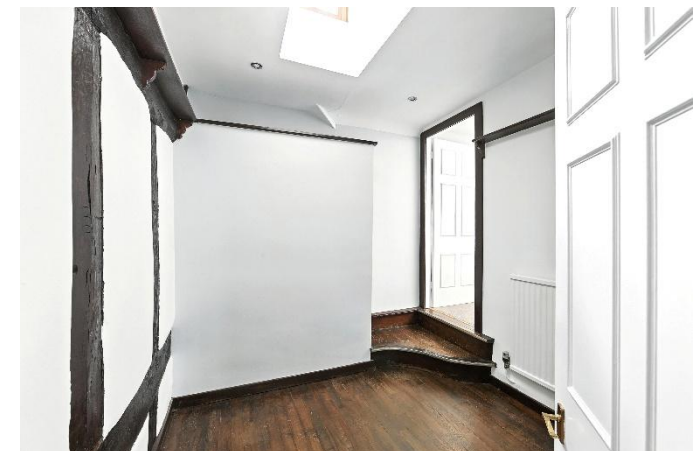
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

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





Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		



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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441