



375 Crewe Road, Wistaston CW5 6NW

CHESHIRE
LAMONT



An outstanding and most spacious four bedroom highly individual bay fronted townhouse in a fine and prominent position affording superior stylish accommodation of immense character arrayed over three floors with superb period features and large private established rear gardens enjoying far reaching rural views. Viewing highly recommended.

- A most impressive and deceptively spacious three storey townhouse
- Of immense character and appeal incorporating many original features and exceptional additional space
- In a prominent sought after location with countryside views to the rear
- Providing superb accommodation over three floors and to 2200 sqft
- Impeccably appointed and presented throughout to a highly individual standard
- Double off-road parking to front and extensive established gardens to rear with outstanding rural views
- Reception hall with Minton floor, lounge with bay and original fireplace, cloakroom
- Wonderful open plan sitting room, kitchen with "Devol" handmade units, delightful extensive entertaining area/garden room
- Master bedroom with en-suite, two further bedrooms, contemporary bathroom, second floor loft suite
- Early viewing recommended

Agents Remarks

This wonderful late Victorian bay fronted house stands in a fine row of highly appealing properties amongst character period housing in a sought after location nearby to local shops and facilities. The house has been extensively improved in recent years and retains original period features. The gardens are extensive and established and benefit from lovely far reaching views at the rear to the Peckforton and Beeston Hills.

Nearby 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 most attractive cobble driveway stands to the front of the property providing superb parking for two vehicles and leads to a cobble path leading to an attractive arched recessed porch with original tiled floor and a coloured sectional glazed panel door allows access to:

Glorious Reception Hall

A beautiful entrance to the property with original Minton tiled floor, exposed pine tread staircase ascending to first floor, dado rail, high coved ceiling, column radiator and a handsome oak door leads to:

Lounge 14' 7" x 13' 8" (4.45m x 4.16m)

A glorious reception room with a double glazed bay window to front elevation incorporating fitted plantation shutters and window seat, radiator, high coved ceiling, handsome cast iron fireplace within marble surround upon ornate tiled hearth with a dog grate inset and high quality dark oak Karndean floor.

From the Reception Hall an exposed oak door leads to:

Under Stairs Cloakroom

With a wall mounted wash basin, WC, tiled floor and extractor fan.

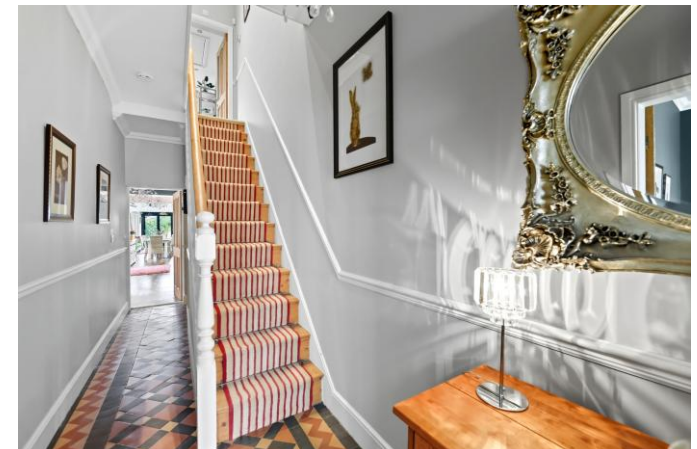
From the Reception Hall an exposed oak door leads to:

Stunning Open Plan Living Family Dining Kitchen

Enjoying beautiful open aspects to the Garden Room/Entertaining Area and rear gardens.

Kitchen Area 11' 3" x 7' 1" (3.44m x 2.17m)

Superbly appointed with a range of high quality handmade "Devol" shaker style base units comprising cupboards and drawers, granite working surfaces, kitchen range with chimney Velux roof light over, oak topped central island incorporating cupboards, drawers and shelving, twin Belfast sink with mixer tap, dark oak Karndean floor, recessed ceiling lighting, column radiator, uPVC double glazed sash window to courtyard elevation and open access to:



Sitting Room 15' 2" x 12' 8" (4.63m x 3.86m)

Beautifully appointed with an arched recessed Cheshire brick fireplace inset within chimney with tiled hearth, high coved ceiling, range of fitted cupboards incorporating railing and shelving, radiator, dark oak Karndean floor and an exposed oak door to Reception Hall.

From the Kitchen Area open access leads to:

Glorious Garden Room/Entertaining Area 28' 9" x 9' 0" (8.76m x 2.74m)

With a superb range of further kitchen units comprising cupboards, drawers and shelving, uPVC double glazed doors to courtyard, two uPVC double glazed windows to side elevation, Velux roof light, large uPVC double glazed box bay window to the south west courtyard elevation, 3-panel bi-folding doors affording lovely aspects over the rear gardens, further uPVC double glazed window, high partially vaulted ceilings and fully vaulted ceilings incorporating exposed ceiling beams and purlin, column radiator, further radiator and dark oak Karndean floor.

First Floor Landing

With a staircase ascending to second floor, radiator, dado rail, recessed ceiling lighting and an oak door leads to:

Spacious Contemporary Bathroom

Impeccably appointed with a roll top bath incorporating central taps, large corner fitted shower cubicle, WC, pedestal wash basin, tiled walls, tiled floor, column radiator, chrome towel radiator, recessed ceiling lighting, access to loft space and a uPVC double glazed sash window to rear elevation incorporating fitted plantation shutters.

Master Bedroom 15' 1" x 12' 0" (4.60m x 3.65m)

A spacious room with a uPVC double glazed sash window to rear elevation providing outstanding far reaching rural views, full height and width mirror fronted fitted wardrobes incorporating railing and shelving, column radiator and an oak door with steps leads to:

En-Suite Shower Room

With a large walk-in shower cubicle, WC, wall mounted wash basin, chrome towel radiator, tiled walls, tiled floor, recessed ceiling lighting and double glazed window.

Bedroom Three 13' 3" x 11' 1" (4.05m x 3.39m)

With two uPVC double glazed windows to front elevation incorporating fitted plantation shutters, original cast iron fireplace inset within painted slate surround and radiator.



Bedroom Four/Study 9' 5" x 6' 10" (2.86m x 2.09m)

With a uPVC double glazed window to front elevation incorporating fitted plantation shutters and radiator.

From the Landing a staircase ascends to:

Second Floor Landing

With a Velux roof light to rear elevation and an oak door leads to:

Bedroom Two 19' 1" x 17' 6" (5.81m x 5.33m)

Superbly appointed with a vaulted ceiling, recessed ceiling lighting, two Velux roof lights, radiator, eaves areas and cupboard and a door leads to a great storage area.

Externally

The 3-panel bi-folding doors on the ground floor Entertaining area provides outstanding aspects over landscaped rear gardens which benefit from a gated courtyard area to the side and to a large stone paved patio to the rear. The extensive lawned rear gardens are secluded and sheltered by a delightful mixture of mature hedging and trees with an ornamental garden pond within attractive flower beds and borders. A beautiful Willow tree stands within a rockery border and an arbour leads to a further lawned garden with fencing at the rear adjoining open countryside enjoying far reaching rural views. The property benefits from a range of garden buildings, cattery and shed. A pedestrian gate to the side of the property allows access to the front.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

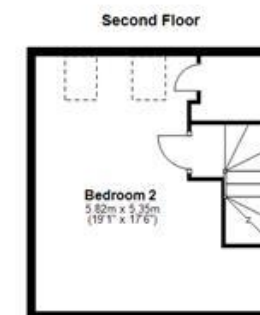
Directions

Proceed from Nantwich along Crewe Road towards Crewe where the property is located on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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