



Thornton House, 123 Crewe Road, Nantwich, CW5 6JN
£995,000

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AN IMPOSING DETACHED EXECUTIVE FAMILY HOME IN A WELL ESTABLISHED SOUGHT AFTER RESIDENTIAL LOCALITY. A WEALTH OF CHARM AND CHARACTER THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS WITH A SELF CONTAINED ONE BEDROOM ANNEXE TOWARDS THE REAR. GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING.

SUMMARY

Enclosed Entrance Porch, Entrance Hall, Two Spacious Reception Rooms, Cloakroom, Kitchen/Dining/Family Room, Utility Room, First Floor: Master Bedroom with Ensuite Facilities and Three further Double Bedrooms, Family Bathroom. Second Staircase leads to a further Hobby/Bedroom with Cloakroom Facilities. Attached Garage.

Annexe towards the rear comprises of Lounge, Dining/Kitchen, Bedroom, Bathroom. It has a self contained access.

DIRECTIONS

From our Nantwich office, proceed along Beam Street past the bus station, at the traffic lights turn right in to Millstone Lane, at the roundabout take the first exit on to Crewe Road, proceed along here past Mount Drive and the property is situated on the left hand side, almost opposite Stanley Boughey Place.

LOCATION & AMENITIES

Crewe Road has always proven to be a most sought after residential locality containing a wide variety of executive style family homes approximately one mile from the historic market town of Nantwich which offers a superb range of shopping and social facilities. Nantwich is a charming market town set beside the River Weaver with a rich history, wide range of specialty shops and four supermarkets.

There are many primary schools in the area with two secondary schools/6th Forms, Brine Leas High School/BL6 Sixth Form and Malbank High School/Sixth Form College. Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes) is 4 miles. The M6 motorway (junction 16) is 8 miles.

DESCRIPTION

Thornton House is an individually detached property constructed of brick with part rendered elevations under a slate roof. The house retains a wealth of original charm such as the parquet wood block flooring, stripped internal doors, picture rails, ceiling cornices and exposed beam ceilings. Over the past 30 years, the present vendor has undertaken some major improvements and renovation works particularly in the kitchen area with its breakfast area/sitting room, bathrooms and the creation of an Annexe towards the rear that comprises reception room, bedroom, dining/kitchen and bathroom/shower room with its own access. This is a superb opportunity for intergenerational living or could be an opportunity for a further income if so desired for a rental such as an Airbnb.

An internal inspection reveals two main reception rooms located towards the front with the principle one enjoying a dual aspect of the Westerly facing rear garden views. The kitchen takes full advantage of this with a sitting room overlooking the various patio areas, the ornamental pond, outside fireplace and large awning and established private garden and grounds offering the ideal seclusion.

ACCOMMODATION

With approximate measurements comprises:



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ENCLOSED ENTRANCE PORCH

With oak door, Minton tiled floors, leading to the entrance hall.

ENTRANCE HALL

16'5" x 8'9"

With parquet block flooring, period radiator, exposed beamed ceiling.

CLOAKROOM

4'9" x 3'5"

With hand basin and low level W/C, tiled walls.

DRAWING ROOM

23'11" x 13'11"

Minster style fireplace housing gas coal effect fire, wood block flooring, large double glazed bay window with leaded lights, picture rail, exposed beams, TV point, radiator, three period style radiators, side double glazed French door opening to the garden.

RECEPTION ROOM (front)

16'0" x 11'11"

Three double glazed windows, parquet wood block flooring, display alcove, picture rail, exposed beams.

KITCHEN/BREAKFAST/FAMILY ROOM

31'9" x 15'1"

With a central island, granite work surfaces, electric induction hob, integrated extractor fan, De Detritch fan, two combination ovens, integrated steam oven and microwave, sink unit with Quooker hot water tap, waster disposal, integrated dishwasher, fridge/freezer, store cupboards, various base units with granite work surface, vertical radiator, double glazed window, open plan to the dining/family area.

Full length uPVC double glazed windows and French door opening to an Indian stone patio, TV point.

Access to the utility room and stairs to the Study/Hobby Room.

UTILITY ROOM

12'10" x 7'2"

With sink unit, cupboards and drawers, plumbing for washing machine, further base units, French door opening to garden

OAK STAIRCASE AND BALLESTRAIDE LEADS FROM HALLWAY TO A GALLERIED LANDING

Double glazed window overlooking the rear garden, two period style radiators,

BEDROOM (front)

16'0" x 11'11"

Two double glazed windows, two radiators, picture rail, pine door.

ENSUITE

10'0" x 6'5"

With shower cubicle with power shower, pedestal wash basin, low level W/C, tiled walls, oval window, pine door.

BEDROOM

13'11" x 10'4"

Radiator, double glazed window to side, picture rail, pine door.

BEDROOM (L shaped)

13'11" x 10'10"

Two double glazed windows, built in wardrobe, picture rail, pine door.



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BEDROOM (rear)

11'1" x 9'6"

Radiator, pine door.

BATHROOM

15'1" x 7'7"

A particularly spacious bathroom with white suite comprising panel bath, pedestal wash basin, low level W/C, shower cubicle, tiled walls, two double glazed windows, mixer tap, radiator.

LAUNDRY ROOM

6'10" x 4'11"

Plumbing for washing machine, tumble vent, double glazed window, hot and cold water.

ACCESS FROM THE MAIN HOUSE TO THE INNER HALL
LEADING TO THE GARAGE

With up and over door, power. Secondary staircase which leads to the first floor study/hobby room.

STUDY/HOBBY ROOM

17'3" x 10'5"

ESWA ceiling heating, Velux windows, spacious storage in the eaves.

Leading to an ensuite.

ENSUITE

7'3" x 5'7"

Comprising of a 3-piece suite, shower cubicle, low level W/C and sink unit.

THORNTON ANNEXE

The annexe is accessed through a separate access from the driveway, this leads to a small courtyard and front door.

LIVING ROOM

16'3" x 13'0"

TV point, French doors, ESWA electric ceiling heating.

KITCHEN/BREAKFAST/DINING AREA

22'7" x 8'4"

With various base units, sink unit, cupboards and drawers, AEG double oven, hob unit, waste disposal, integrated dishwasher, underfloor heating, various wall cupboards, ceramic tiled floor, exposed beams, double glazed window

UTILITY/LARDER

13'1" x 5'7"

With plumbing for washing machine and store cupboards.

BEDROOM

16'1" x 9'9"

ESWA ceiling heating, uPVC double glazed window overlooking the garden.

ENSUITE

9'2" x 5'10"

With panel bath, vanity wash basin, low level W/C, underfloor heating, tiled floor, shower cubicle with power shower unit, tiled walls.

OUTSIDE/GARDENS

Tarmacadam driveway with easy parking for at least four vehicles.

The Westerly facing well established and secluded garden surrounds the side and rear of the house. The well established lawned area, well stocked borders with specimen trees and various plants, ornamental pond, extensive Indian stone patio area with built in Fireplace and Chimney BBQ area which benefits from the large awning which makes it an ideal outdoor entertaining area. There is a further block patio area which enjoys the morning sun.

Brick built WORKSHOP with power, light and water.

SERVICES

All mains services are connected to the property. Electric vehicle (EV) charger.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

House: Band F

Annexe: Band A.

VIEWINGS

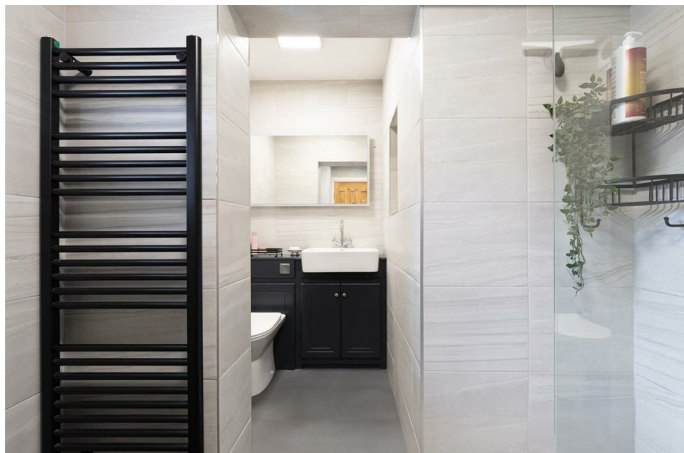
By appointment with Baker Wynne and Wilson

Tel: 01270 625214



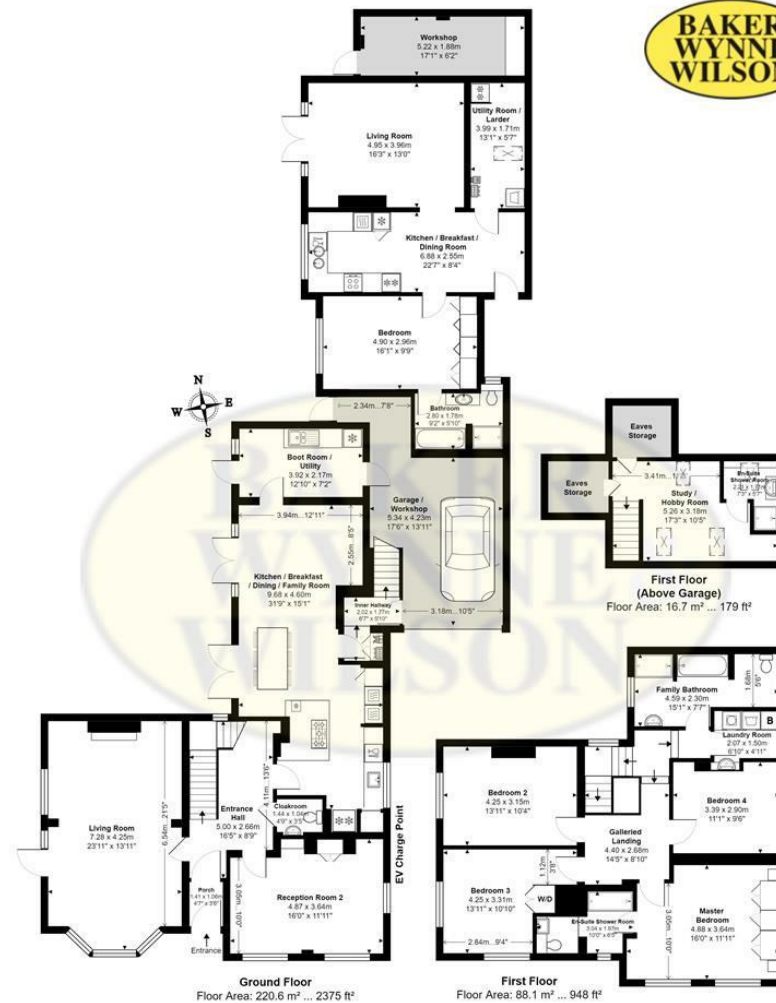


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THORNTON HOUSE & THORNTON COTTAGE, 123 CREWE ROAD, NANTWICH, CHESHIRE, CW5 6JN

Approximate Gross Internal Area: 325.4 m² ... 3503 ft² (excluding eaves storage)
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	50	74
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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