



Frogge Row House 78 Welsh Row, Nantwich - CW5 5ET

Guide Price £575,000



in association with



Frogge Row House 78 Welsh Row

Nantwich

A Historic Town House with a private **93 ft Walled Garden** in the heart of Nantwich, thought to date back to 1640, this striking five-bedroom mid-terrace town house is a rare and fascinating piece of Nantwich history.

"Sympathetically restored to retain its original character, with stone and brick floors and a wealth of exposed timbers, including wall timbers, purlins, rafters and king trusses."

Extending to a generous and enchanting 2180 ft2 GIA which includes the Entrance Hall plus the delightful enclosed Courtyard.

No onward chain assists a swift, hassle-free purchase.

DIRECTIONS TO CW5 5ET

what3words /// [airfields.chatter.sample](https://www.what3words.com/airfields.chatter.sample)

OUT AND ABOUT

Why Nantwich? Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live. Historic Heartbeat - Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy. - Cultural Heritage: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction.



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Thriving Lifestyle - Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. - Unique Leisure: Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal. - Highly Rated Education: Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence. Festivals & Community Spirit - Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. - Year-round Vibrancy: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.

APPROXIMATE DISTANCES

Connectivity & Convenience Effortless Commuting:

Just 5 miles from Crewe Station (20- minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45- minute drive

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

"A characterful town house set within a historic street scene, with all the connectivity of the market town centre on the doorstep."



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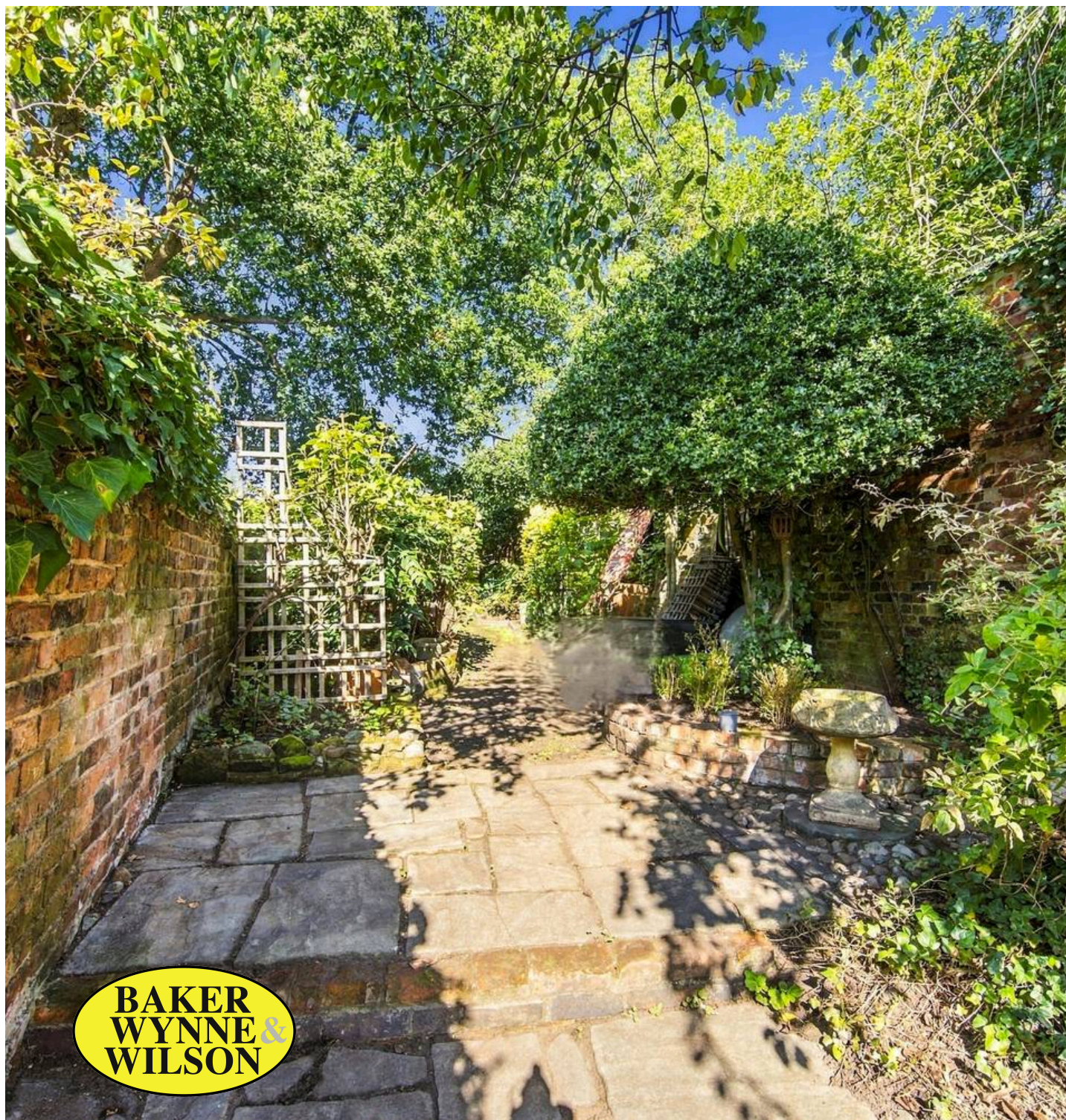
Nantwich

With its half-timbered origins, it is rumoured that Frogge Row House began life as a coaching Inn, and its former shop front remains a charming reminder of the building's long and varied past. Later additions from around 1720 have layered further character onto the property, giving it the individuality that only centuries of evolution can create.

Homes like this seldom come to the market having we believe changed hands just twice in the last hundred years, the house has been a cherished family home, the quirks and details to which no modern building can replicate. Sensitively restored by the present vendors, it combines the charm of its heritage with the comfort and care of a well-loved home, with original features and period character found throughout, from characterful beams.

At the heart of the property is a truly magical feature: a two-storey enclosed and roofed courtyard. Flooded with light yet sheltered from the elements, it creates a dramatic and atmospheric space that can be enjoyed through different seasons, whether as a striking entrance hall, a reading room, an indoor garden, or a stunning place to entertain. It is a wonderful and unusual feature which sets the house apart from anything else on the market.

Step through the door from the house and leave the bustle of the town behind. The sunny walled 93 ft garden is a rare and secluded retreat, a private outdoor room that feels a world away from the centre of town. The garden walls provide complete privacy and a wonderful sense of calm, while creating a sheltered suntrap that can be enjoyed from the first days of spring through to the last golden evenings of autumn.



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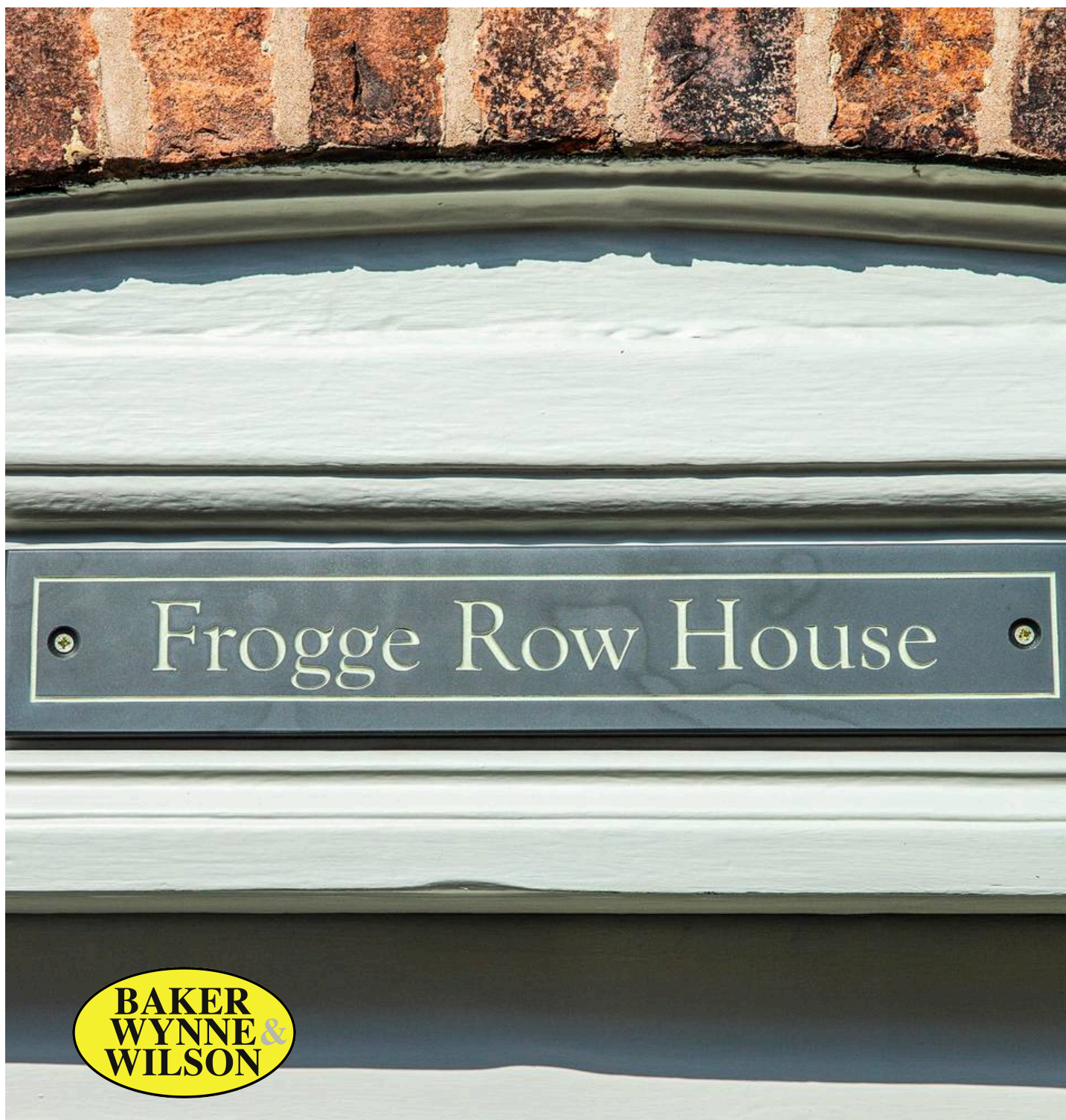
A blue-sett paved seating area is the natural spot for morning coffee, long lunches, or a glass of something chilled as the sun goes down and offers a low-maintenance space for entertaining family and friends. Stone steps lead gently through the garden, adding character and a sense of discovery, while attractive brick-built planter beds are filled with a well-established variety of shrubs, trees, and plants. The mix provides colour, texture and interest through the seasons, and the mature planting softens the walls and adds to the feeling of seclusion.

The location is equally hard to better. Close to the centre of Nantwich, the house is just a short walk from the town's shops, cafés, restaurants, and markets, making everyday life wonderfully convenient. It is also ideal for families, with both primary and secondary schools within a short walk, so the school run is easy and car-free.

Offering history, personality, and presence, in one of Cheshire's most admired market towns, this is a home with a lifestyle that is simply impossible to find in a modern property.

BUYERS ARE WAITING TO HEAR ABOUT YOUR HOME. If you like the sound of that, why not request a consultation with local expert Mark Johnson FRICS? Mark is a Chartered Estate Agent and Valuer who will carefully consider what makes your home desirable and maximise its value by highlighting these features in your listing.

THE TOUR - With approx. dimensions



ENTRANCE HALL

Painted brickwork with exposed timber panels, paved floor and wall lights.

TWO STOREY ENCLOSED COURTYARD

A magnificent two storey enclosed section with a blue brick floor, cold water tap and electric power points, sandstone style trough with a Lion's head water feature, fuel bunker, cold water tap and electric power point, wall climbing plants, lantern light.

RECEPTION HALL/DINING ROOM

Exposed ceiling and wall timbers with oak supporting posts, authentic exposed brick flooring, internal leaded windows, principal main staircase to first floor with storage beneath, wattle and daub featured exposed wall section, leaded and stained glass window. Double radiator.

LIVING ROOM 'L' SHAPED

Multi fuel stove on a raised blue brick hearth with a painted recess, beamed ceiling, double radiator, box bay front window and side windows, storage recess, display niche, exposed wall timbers.

DINING ROOM

Red and black authentic quarry tiled floor, fireplace recess with raised quarry tile hearth, double radiator, window to courtyard, beamed ceiling.

KITCHEN / BREAKFAST ROOM

Hand painted cabinets with white glazed undermounted sink plus a chrome mixer tap and wooden worktop surfaces. Wall mounted China cupboard, plumbing for dishwasher and automatic washing machine., Rayburn MF for the central heating, domestic hot water and cooking on a raised tile base set within a plastered and tiled recess. Feature brick floor with framed timber sections incorporated, original side window to courtyard, further hand painted storage cabinets, large central workstation with tiled surface and incorporating basket storage and further cupboards.



SECONDARY STAIRCASE

To first floor bedrooms with detailed oak panel to a wall section.

GARDEN ROOM

Steps from kitchen, expansive sealed unit double glazed elevations, lantern lights, direct access to rear garden, electric radiator.

CLOAKS / W/C

Close coupled W/C, vanity wash hand basin with water heater and cupboard storage, double glazed oak casement window, electric heated towel rail.

FIRST FLOOR

Turned staircase with four feature windows, exposed wall and ceiling timbers, sensor lighting.

LANDING

Radiator.

BEDROOM NO. 1

Dual South facing sash windows, half timbered feature walls, double radiator, exposed timber boarded floor, black cast fire grate, built in double storage cupboard.

ENSUITE SHOWER ROOM

Glazed door to wet wall finished cubicle with Triton electric shower, part panel walls, towel rail, exposed wall timbers, basin vanity unit with over mounted tap, window overlooking the courtyard.

MAIN FAMILY BATHROOM

'D' shaped roll top bath on claw feet with a shower head mixer tap, vanity wash hand basin, two feature windows overlooking courtyard, heated towel rail.

BEDROOM NO. 2

Cast fireplace, side window overlooking courtyard, airing cupboard with immersion heater, access to loft. Wall mounted electric panel radiator.



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BEDROOM NO. 3

Cathedral ceiling with exposed King truss and purlins. Wall mounted electric panel radiator. Side window overlooking courtyard.

BEDROOM NO. 4 (Guest Room)

Free standing tap and shower attachment. Electric panel radiator, Cathedral ceiling with exposed King truss and purlins. Secondary staircase to Kitchen.

SECONDARY STAIRCASE TO KITCHEN

BEDROOM NO. 5

A small characterful room off the main staircase, white wash painted timber frame and beams, window to landing, electric panel radiator. Windows.

EXTERIOR

See attached plan. Step through the door from the house and leave the bustle of the town behind. The sunny walled 93 ft garden is a rare and secluded retreat, a private outdoor room that feels a world away from the centre of town. The garden wall provides complete privacy and a wonderful sense of calm, while creating a sheltered suntrap that can be enjoyed from the first days of spring through to the last golden evenings of autumn. A blue-sett paved seating area is the natural spot for morning coffee, long lunches, or a glass of something chilled as the sun goes down and offers a low-maintenance space for entertaining family and friends. Stone steps lead gently through the garden, adding character and a sense of discovery, while attractive brick-built planter beds are filled with a well-established variety of shrubs, trees, and plants. The mix provides colour, texture and interest through the seasons, and the mature planting softens the walls and adds to the feeling of seclusion.

SERVICES

Mains water, electricity and drainage. Gas has been capped off. Off peak electricity.

TENURE

Freehold.

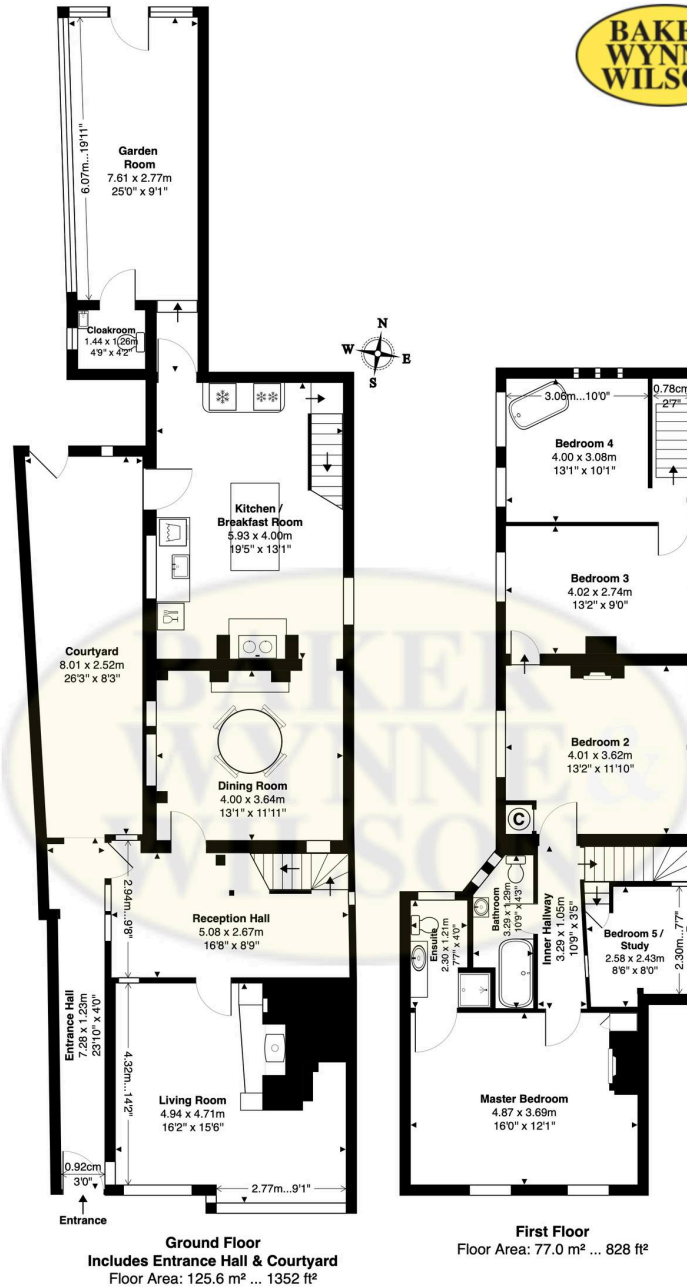
VIEWING

By appointment with Baker, Wynne & Wilson.

CONSTRUCTION

Principally brick and tile with part timber frame





FROGGE ROW HOUSE, 78 WELSH ROW, NANTWICH, CHESHIRE, CW5 5ET

Approximate Gross Internal Area: 202.5 m² ... 2180 ft² Includes Entrance Hall & Courtyard

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon EPC & Floorplan 2026. Copyright.