



CHESHIRE
LAMONT

Ivy Cottage, 58 Wellington Road, Nantwich CW5 7DA



Situated in a highly sought after location close to nantwich town centre, this three bedroom semi-detached period property provides beautifully appointed accommodation, thoughtfully combining original character with high-quality contemporary fixtures and fittings. The property benefits from extensive parking and an attractive private garden. Viewing is highly recommended.

- A three bedroom semi-detached period property
- Walking distance to Nantwich town centre, railway station, lake and popular schools
- Benefiting from extensive parking and a lovely private garden
- Welcoming reception hall with WC into cosy lounge with log burner
- Open plan family dining area with bespoke handmade oak units, a large feature motorised roof light and bi-folding doors opening directly onto the limestone patio
- Three first floor bedrooms and an impeccably appointed contemporary bathroom
- Amtico flooring throughout, laid in French weave, straight plank and herringbone patterns for added interest, alongside original beams, exposed Cheshire brick walls, shuttered windows and underfloor heating
- Viewing highly recommended

Agents Remarks

This stunning property has been enhanced by the current owners to provide a lovely home, full of character and with superb, luxury features throughout.

Nantwich is a charming and historic market town in the South Cheshire countryside, providing a wealth of period buildings, a 12th-century church, cobbled streets, independent boutique shops, cafés, bars and restaurants, a historic market hall, superb sporting and leisure facilities including an outdoor saltwater pool, riverside walks, a lake, a nearby canal network and highly regarded junior and senior schooling.

The property is also ideally positioned for rail travel, with Nantwich railway station less than a five-minute walk away,



providing convenient connections to the wider rail network. Crewe mainline railway station is approximately 4.5 miles away, providing excellent direct rail links to Manchester and London. The M6 motorway at Junction 16 is also nearby.

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. Nantwich is also a major centre for canal holidays, with several marinas within easy reach on the Shropshire Union and Llangollen canals. The town hosts a number of festivals throughout the year, including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

Ivy Cottage stands behind low walling with an extensive stone parking area to the front. A handsome bespoke timber door with a double-glazed panel and brass furniture allows access to:

Reception Hall

A delightful entrance to the property, with an attractive engineered wood-tread staircase ascending to the first floor, half-height panelled walling, Amtico flooring laid in a French weave design with underfloor heating, and recessed ceiling lighting.

Lounge 15' 0" x 13' 11" (4.57m x 4.24m)

Impeccably appointed with a floor-to-ceiling media wall incorporating a television niche, cupboards, shelving and integrated wall lighting, a Cheshire brick fireplace incorporating a log-burning stove, Amtico flooring with underfloor heating, two double-glazed sash windows with shutters, original ceiling beams, a radiator and pendant ceiling lighting.

From the Reception Hall a pine door leads to:

Cloakroom

With a calacatta marble wash basin, WC, Amtico flooring with underfloor heating, window and cupboard incorporating an Ideal combination gas-fired central heating boiler (installed in 2025).

From the Reception Hall an archway leads to:

Inner Hall

With half height panelled walling, Amtico flooring with underfloor heating and a pine door leads to:



Stunning Open Plan Living Family Dining Kitchen **Kitchen 17' 5" x 14' 1" (5.30m x 4.29m)**

Comprised of beautifully handcrafted, hand-painted solid oak shaker-style cabinetry featuring multiple integrated appliances including full-height integrated fridge and freezer and NEFF dishwasher, as well as a pantry cupboard with shelving and drawers and coffee station, wine rack and cupboard hidden behind pocket doors. With bespoke Dekton work surfaces, Smeg dual-fuel range cooker with 7-burner gas hob inset within an exposed Cheshire brick surround, an underslung sink with aged brass Perrin & Rowe mixer tap with integrated rinse, peninsula seating for four stools, original exposed beams, herringbone Amtico flooring with underfloor heating, a sash window incorporating shutters, recessed ceiling lighting and feature wall lights above oak shelving. Open access leads to:

Living Family Dining Area 20' 5" x 9' 2" (6.22m x 2.79m)

Delightful aspects over the enclosed gardens via double-glazed aluminium Crittall-style bi-folding doors opening directly onto the natural limestone patio. Also featuring a large motorised skylight with integrated rain sensor, exposed Cheshire brick wall, bespoke bench seating with integrated storage, half-height wall panelling, feature wall and pendant lights, two double-glazed windows, Amtico flooring with underfloor heating, and a pine door leading to:

Utility Room

Matching the kitchen's high-quality, handmade, painted solid oak shaker-style cabinetry with extra-large storage cupboard, exposed Cheshire brick walling, Belfast sink with Perrin & Rowe antique brass taps, side-by-side washing machine and condensing tumble dryer, composite door to outside, double-glazed sash window, wall light and ceiling lighting.

Spacious First Floor Landing

With half-height wall panelling, a uPVC double-glazed window incorporating shutters, a wall light and access to a boarded loft with lighting, an archway leading to:

Inner Landing

With access to boarded loft with lighting, half height panelled walling and a pine door leads to:

Luxurious Bathroom

Considerably updated with a handmade marble-topped oak vanity sink unit with brass mixer tap and drawers beneath, panelled bath with wall-mounted brass bath taps, wall-mounted shower attachment and ceiling-mounted rain shower, marble walls and



chequered flooring with electric underfloor heating, WC, uPVC double-glazed window incorporating shutters, antique-style heated towel radiator and recessed ceiling lighting.

From the Inner Landing a pine door leads to:

Master Bedroom 16' 7" x 14' 2" (5.05m x 4.31m)

With an exposed feature Cheshire brick fireplace, dual-aspect windows incorporating shutters, full-height wall panelling, high-quality handmade oak-painted fitted wardrobes complete with hanging rails, shelves and drawers, wall lights either side of the bed, each with a convenient bedside dimmer switch, column radiator and both pendant, recessed ceiling lighting and wool carpet.

Bedroom Two 13' 9" max x 7' 2" max (4.19m max x 2.18m max)

With a double-glazed sash window incorporating shutters, coved ceiling, column radiator and recessed ceiling lighting and wool carpet.

Bedroom Three 10' 4" x 7' 4" (3.15m x 2.23m)

With a double-glazed sash window incorporating shutters, coved ceiling, recessed ceiling lighting and column radiator and wool carpet.

Garden

The property benefits from a private enclosed garden with an extensive wrap-around natural limestone patio, a lawned area, raised sleeper flower beds and an abundance of plants, trees and shrubs, including Mediterranean planters, Jasmine climbers and pleached trees. The garden is particularly well suited to outdoor entertaining, with the extensive patio immediately adjoining the open-plan kitchen and living/dining area via the bi-folding doors. The garden further benefits from a wooden shed, smart In-Lite lighting system and a gate allowing access to the extensive parking area at the front.

Tenure

Freehold.

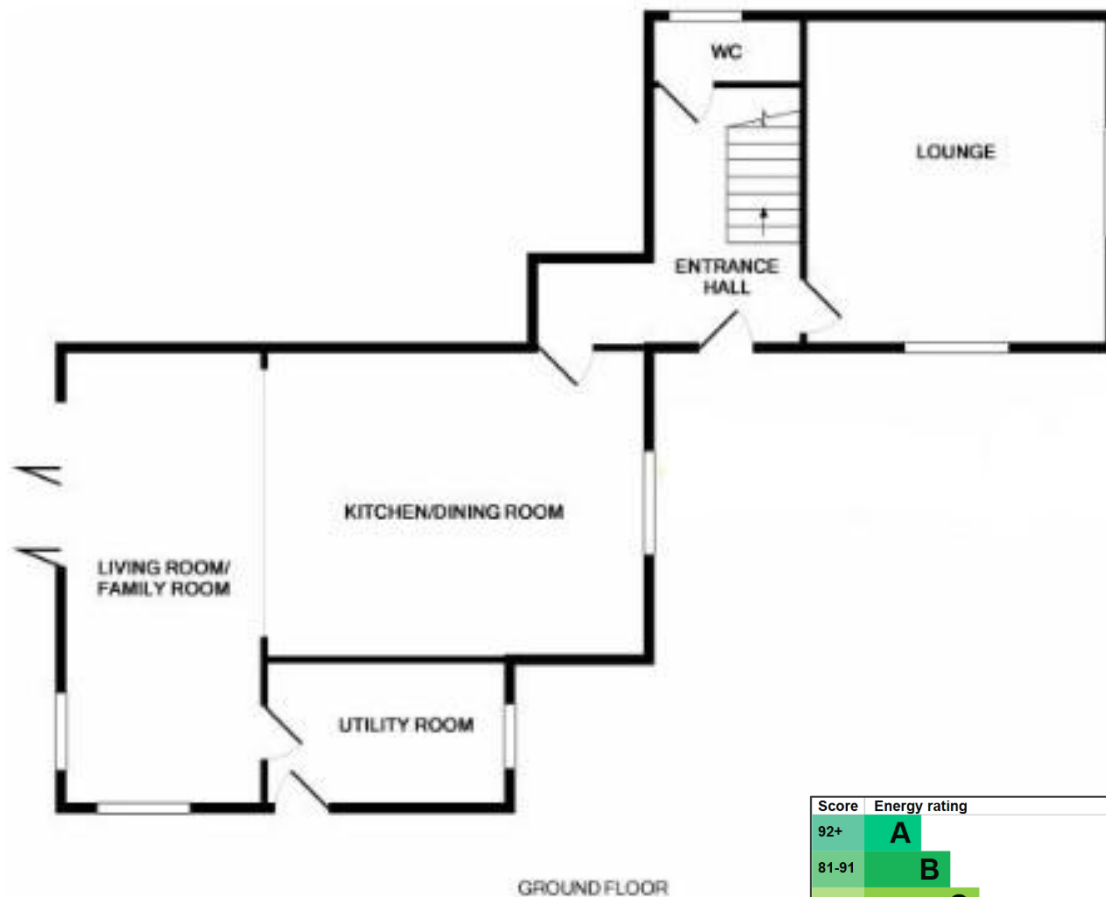
Services

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

Directions

Proceed out of Nantwich along Wellington Road and over the railway crossing. Ivy Cottage is located further along the road on the right-hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
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