



109 Welsh Row, Nantwich CW5 5ET

**CHESHIRE
LAMONT**



A magnificent, bay-fronted, Georgian Grade II listed, three-storey townhouse of significant appeal, set in a fine position with established, south-facing, mature gardens and grounds extending to 0.2 of an acre. The property benefits from a large cobbled drive and a detached double garage, and is situated upon historic Welsh Row. The accommodation comprises three reception rooms, a cellar, kitchen, utility room, and cloakroom. There is versatile bedroom accommodation over two floors, along with a shower room and bathroom. Of immense character and offering exceptional further potential. NO CHAIN. Viewing highly recommended.

- A most handsome, imposing, bay fronted, Grade II listed detached Georgian townhouse
- Situated upon historic Welsh Row, within mature grounds and private, south-facing gardens extending to 0.2 of an acre overall
- Affording significant character and appeal, with wonderful further potential
- Versatile second and third storey accommodation, with eight bedrooms and two bathrooms
- Attractive reception accommodation, cellar, kitchen, utility room and cloakroom
- Large cobbled drive (off road parking for 6 vehicles), detached double garage with leisure room over, York stone pave patio and brick-built store
- Located off of the finest streets in Cheshire
- Elevated position with walled front gardens, side passage and wonderful surrounding aspects.
- Providing considerable potential for enhancement and extension, if required
- NO CHAIN

Agents Remarks

This most attractive and substantial Georgian townhouse was constructed in the mid 1700's and was listed in the late 1940's as a building to preserve for future generations. The property has been occupied and enjoyed for many years as a treasured family home, and opportunities of this nature rarely come to the market in Nantwich. The house occupies a very fine position amongst a wealth of historic period buildings on Welsh Row and is a short stroll into the town centre and the Shropshire Union Canal.



Property Details

A handsome stepped path, with wrought iron railings, ascends through wall-retained front gardens, leading to a period panelled front door with glazed fanlight over, allowing access to:

Reception Hall

With a spindle staircase ascending to the first floor, dado rail, radiator, moulded coved ceiling, and a door to cellar. A panel door leads to:

Dining Room 12' 3" x 9' 11" (3.73m x 3.01m)

With a sectional glazed sash bay window to the front elevation, two radiators, dado rail, panelled walling, fitted butler's cupboards with drawers, panel door to the kitchen, and moulded coved ceiling.

From the reception hall a panel door leads to:

Lounge 13' 0" x 13' 9" (3.97m x 4.19m)

With a sectional, secondary-glazed sash bay window to the front elevation, a secondary-glazed window to the side elevation, two radiators, a handsome period cast-iron fireplace inset within an attractive oak surround with tiled insert, panelling, original shutters to bay window, moulded coved ceiling, ceiling detailing, panelled walling, picture rail and wall light points

From the reception hall, a panel door leads to:

Inner Hall

With a panel door to:

Sitting Room 12' 7" x 13' 9" (3.84m x 4.19m)

With window to the side elevation, period fireplace inset within a pine surround on a tiled hearth, moulded coved ceiling, and glazed French doors opening to the rear patio, enjoying lovely south-facing aspects over the gardens.

From the inner hall, a sectional glazed period door leads to:

Rear Reception Hall 7' 2" x 5' 11" (2.18m x 1.81m)

With a panel door to:

Kitchen 11' 10" x 10' 2" (3.61m x 3.09m)

With base and wall-mounted units, oven with filter canopy over, radiator, tiled flooring, double sink with mixer tap, part-tiled walls, plumbing for a dishwasher, panel door to the dining room, moulded coved ceiling, and a sectional glazed window to the rear elevation affording lovely aspects.

From the rear reception hall, a glazed panel door leads to:



Utility Room

With wall-mounted gas-fired central heating boiler, plumbing for a washing machine, quarry-tiled flooring, sectional double-glazed window, double-glazed door to outside, and a panel door leading to:

Cloakroom

With vanity wash basin, extractor fan, WC, radiator, tiled flooring, and double glazed window.

First Floor Landing

With a radiator, dado rail, staircase ascending to the second floor, sectional secondary-glazed window to the front elevation providing attractive aspects over Welsh Row, and a panel door leading to:

Bedroom One 12' 8" x 14' 2" (3.86m x 4.33m)

With secondary-glazed window to the front elevation, radiator, moulded coved ceiling, fitted wardrobes (with railing and shelving), fitted cupboards and drawers.

Bedroom Two 13' 10" x 13' 11" (4.21m x 4.24m)

With secondary-glazed window to the front elevation, radiator, and moulded coved ceiling.

Bedroom Three 11' 10" max x 13' 9" (3.60m max x 4.19m)

With glazed window overlooking rear gardens, handsome period cast-iron fireplace within surround, fitted wardrobe, vanity wash basin, and high picture rail.

Bedroom Four 10' 11" x 13' 9" max (3.34m x 4.18m max)

With glazed window to the rear elevation, radiator, moulded coved ceiling, vanity wash basin, and access to hot water tank.

Shower Room

With walk-in shower cubicle, WC, bidet, pedestal wash basin, half-tiled walls, radiator, airing cupboard, and glazed window.

Second Floor Landing

With hatch rooflight to roof space and exterior roof access, secondary-glazed window to the front elevation, radiator, and a door leading to:

Bedroom Five/Attic Room 13' 11" x 14' 2" (4.24m x 4.33m)

With a radiator, sectional glazed window to the front elevation, original flooring and a built-in cupboard.

Bedroom Six/Attic Room 13' 11" x 13' 11" (4.24m x 4.24m)

With a radiator, sectional secondary-glazed window to the front elevation and fitted shelving.



Bedroom Seven 12' 0" x 14' 1" (3.65m x 4.29m)

With a radiator and a sectional secondary glazed window to rear elevation providing lovely views over the gardens.

Bedroom Eight 11' 11" x 13' 9" (3.63m x 4.19m)

With a radiator and a sectional secondary-glazed window to the rear elevation providing lovely views over the gardens.

Bathroom

With panelled bath, WC, pedestal wash basin, half-tiled walls, extractor fan, radiator, and glazed window.

Externally

The property benefits from a cobbled driveway leading to a large, detached garage and a side gate for garden access. The extensive, established rear gardens are delightfully landscaped and enclosed by high walls and fencing, offering privacy and tranquillity in the heart of Nantwich. To the rear is a York stone paved terrace with a brick-built store. The terrace leads up to the established rear garden, which enjoys lovely south-facing aspects and includes a large lawn, an abundance of flower beds, borders, plants, shrubs and mature trees. A side door at the front of the property leads to a covered passageway, providing additional access to the rear.

Garage and Outbuildings

Large Detached Two Storey Garage 19' 1" x 18' 6" (5.81m x 5.64m)

Award winning architectural design, constructed of Cheshire brick with a tiled pitched roof, two sets of twin doors to front, door to side, window to side, lighting power, internal and external access to water. External steps ascend to:

First Floor Storage Room (19'1" x 6'1")

Useful storage or leisure space.

Brick-Built Store (6'7" x 5'10")

With tiled roof and front door.

Tenure

Freehold.

Services

All mains services are connected (not tested).

Directions

From Nantwich town centre, proceed over the River Weaver along Welsh Row. The property occupies a prominent elevated position on the left-hand side.



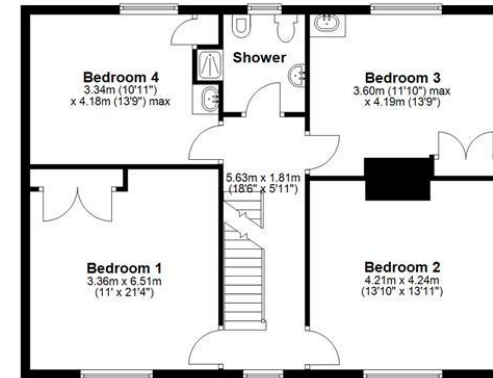


Ground Floor

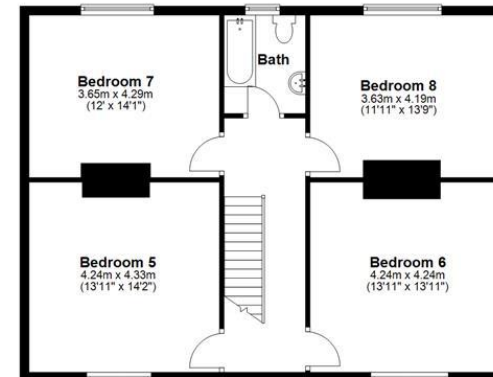


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First Floor



Second Floor





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