



“Standon House”, 44 Birchin Lane, Nantwich CW5 6JY





A handsome bay fronted 1950's three bedroom detached period house within extensive gardens and grounds to a fifth of an acre enjoying wonderful aspects over countryside to the rear in a fine and sought after position nearby to Nantwich town centre. NO CHAIN. Viewing highly recommended.

- A superb opportunity to enhance a wonderful bay fronted detached period residence
- Standing in a delightful situation nearby to Nantwich town centre and with countryside views to the rear
- Within extensive landscapes rear gardens and large driveway upon a plot of a fifth of an acre
- Providing excellent character and features
- Three first floor bedrooms, shower room and separate WC
- Porch, attractive reception hall, lounge and bay fronted dining room
- Breakfast kitchen, side porch, cloakroom and utility room
- With superb extension potential, garage and garden store/workshop
- NO CHAIN
- Viewing highly recommended

Agents Remarks

Standon House is a most impressive and handsome bay fronted detached period house of great appeal and stands in a wonderful location and benefits from superb surrounding aspects and countryside to the rear. The house offers great character and lovely features with some further potential to enhance or extend the property to meet individual requirements. Standing in a highly regarded location, the house is within easy walking distance of the town centre. 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. Whatever your interest you'll find plenty to do in Nantwich. 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. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

The property is set back from Birchin Lane behind high neat hedging and gate pillars allow access to a large driveway leading to carport and to a garage. A brick edged path leads to a uPVC double glazed door within surround allowing access to:

Entrance Porch

With quarry tiled floor, mat recess and a sectional glazed door with sectional glazed side panels lead to:

Reception Hall

A delightful entrance to the property with a staircase ascending to first floor, under stairs cupboard with shelving, radiator and a sectional glazed door leads to:

Dining/Sitting Room 11' 10" max x 11' 11" (3.61m max x 3.62m)

With a sectional uPVC double glazed bay window to front elevation, coved ceiling, fireplace with marble insert and hearth and radiator.

From the Reception Hall a sectional glazed door leads to:

Lounge 20' 10" x 11' 11" (6.35m x 3.62m)

A delightful reception room with a uPVC double glazed window to front elevation, radiator, tiled fireplace, wall light points, double glazed sliding patio doors to rear elevation and coved ceiling.

From the Reception Hall a door leads to:

Cloakroom

With WC, wall mounted wash basin, shelving and window.

From the Reception Hall a sectional glazed door leads to:



Breakfast Kitchen 8' 9" x 11' 11" (2.67m x 3.62m)

With a range of base and wall mounted units, uPVC double glazed window to rear elevation enjoying lovely aspects over the gardens and fields beyond, integrated dishwasher, single drainer one and a half bowl sink with mixer tap, built-in electric oven and grill, four ring electric hob with extractor above and a sectional glazed door leads to:

Side Porch 11' 8" x 7' 9" (3.56m x 2.37m)

With door to carport area, door to rear garden, large wall mounted gas fired central heating boiler and a sliding door leads to:

Utility Room 8' 3" x 9' 1" max (2.51m x 2.77m max)

With an enamel sink, plumbing for washing machine, quarry tiled floor and window.

From the Side Porch a sliding door leads to:

WC

With quarry tiled floor, WC and wall mounted wash basin.

From the Side Porch a sliding door leads to:

Garage 15' 1" x 9' 1" (4.60m x 2.77m)

With an up and over door to front, light and power.

First Floor Landing

With picture rail, original period stained glass window to front elevation, radiator, access to loft and a door leads to:

Master Bedroom 16' 2" x 11' 11" (4.94m x 3.62m)

With full width fitted wardrobes incorporating railing and shelving, dressing table with cupboards over, uPVC double glazed window to front elevation, double glazed window to rear elevation providing outstanding views over open field, radiators and picture rail.

Bedroom Two 10' 9" max x 11' 11" (3.28m max x 3.62m)

With a uPVC double glazed bay window to front elevation, radiator, picture rail and built-in double wardrobe.

Bedroom Three 9' 0" x 8' 10" (2.75m x 2.69m)

With a uPVC double glazed window to rear elevation enjoying lovely aspects over open fields, radiator and built-in double wardrobe.



Shower Room

With large walk-in shower cubicle, WC, vanity wash basin with cupboards and drawers beneath, further cupboards, uPVC double glazed window, radiator and airing cupboard incorporating shelving.

Externally

The extensive hard landscaped gardens to the rear enjoy delightful aspects over fields with patio areas, walkways and incorporate an abundance of plants, trees, flower beds and shrubs, all bordered and sheltered by high fencing. A useful garden store/workshop (3.65m x 2.29) and large greenhouse stand within the gardens.

Tenure

Freehold.

Services

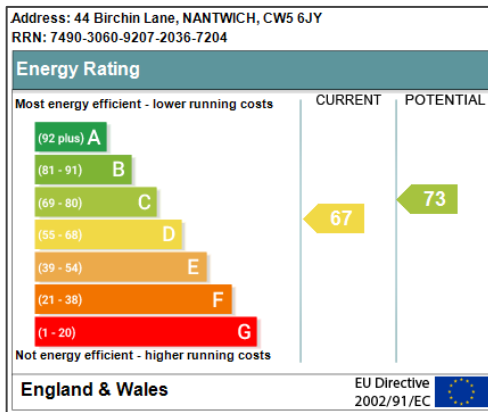
All main services are connected (not tested by Cheshire Lamont). The property is alarmed.

Viewings

Strictly by appointment only via Cheshire Lamont.

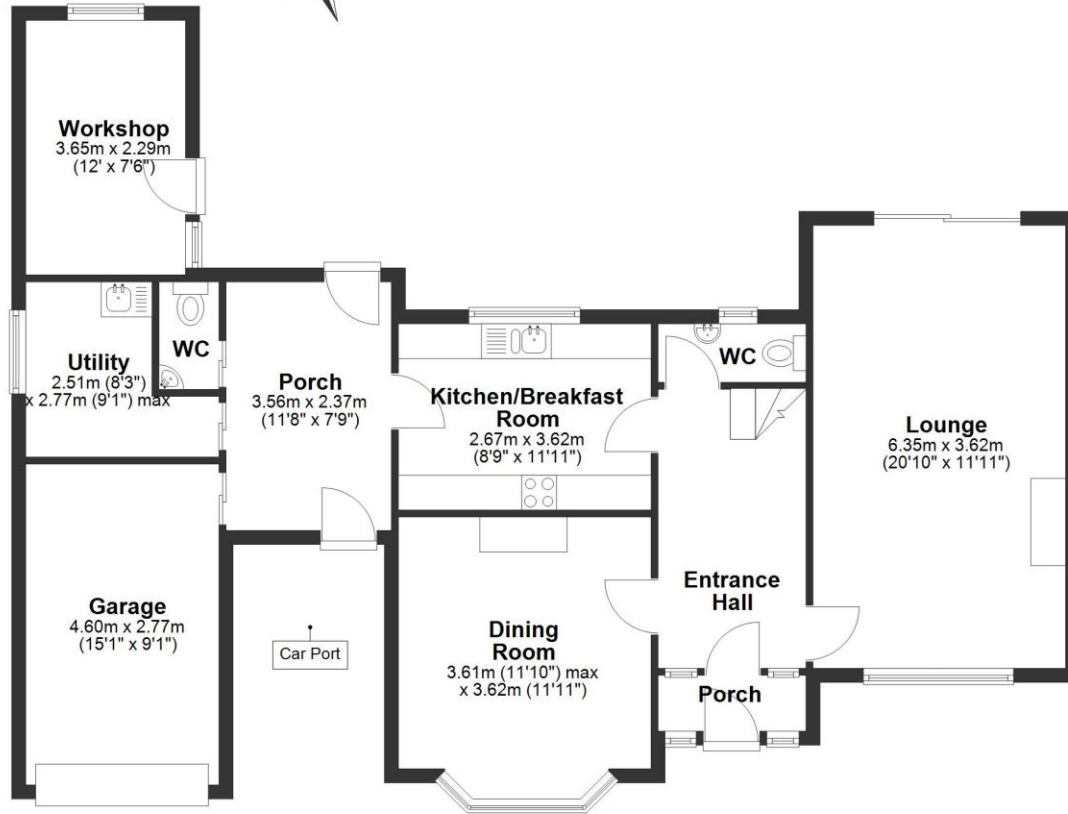
Directions

Proceed along Crewe Road and after passing Mount Drive on the left hand side take the next left turning onto Birchin Lane and the property is situated on the right hand side.

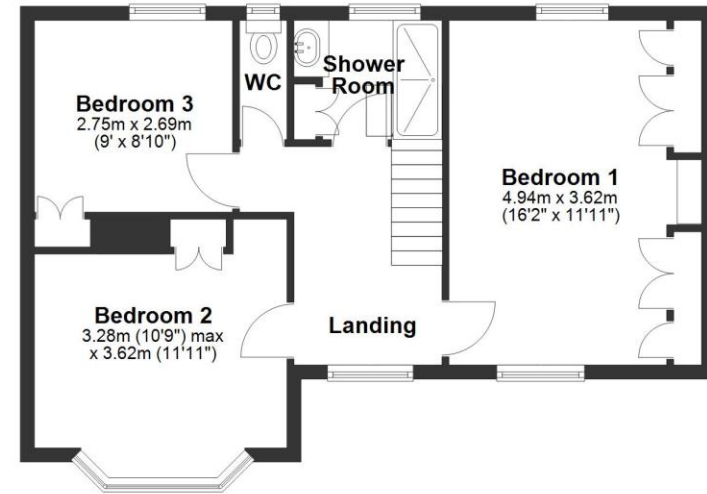




Ground Floor
Approx. 97.5 sq. metres (1049.1 sq. feet)



First Floor
Approx. 51.5 sq. metres (553.8 sq. feet)





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.

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