



99-101 Welsh Row, Nantwich CW5 5ET

CHESHIRE
LAMONT

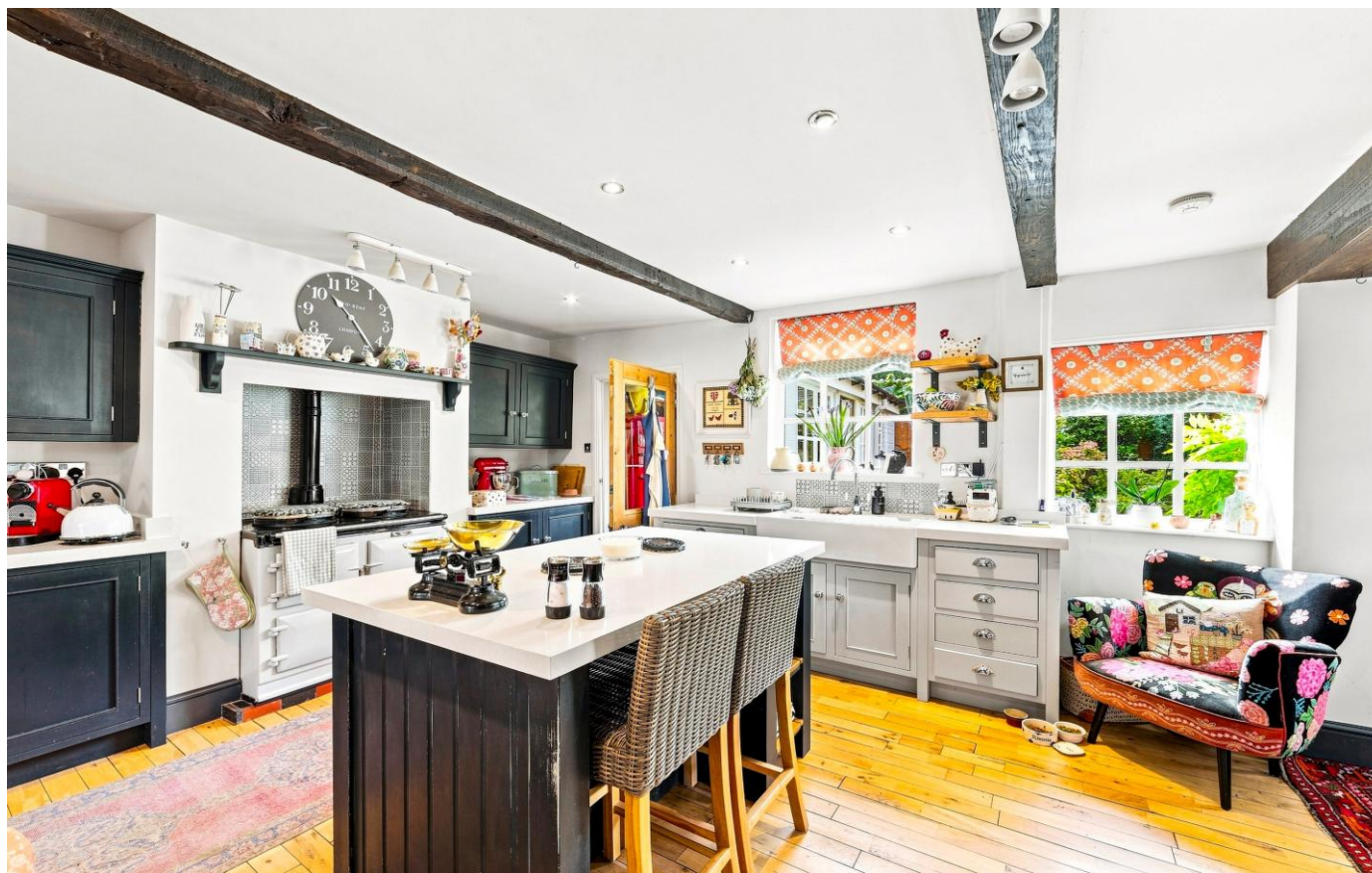


An outstanding Grade II listed bay-fronted period townhouse standing in a fine position upon historic Welsh Row providing delightfully presented and appointed accommodation of impeccable character and charm incorporating a wealth of highly attractive fixtures and features with a lovely enclosed rear garden and driveway. Viewing highly recommended.

- A most individual and impeccably appointed Grade II listed bay fronted period townhouse
- In a prominent position upon historic Welsh Row with south facing courtyard gardens
- Affording exceptional appeal, character, charm and retaining considerable original period details
- Incorporating a wealth of attractive features, fixtures and fittings
- Delightfully presented and appointed throughout to the highest of standards
- Bay fronted living room with delightful period features, fully appointed open plan dining kitchen with living area and AGA
- Reception sitting room, utility room, cloakroom and rear hall
- Principal bedroom suite with mezzanine bedroom area and luxurious bathroom area
- Two first floor double bedrooms, luxurious shower room, further second floor double bedroom with separate staircase
- Driveway, parking for two cars, large timber shed/workshop and delightful covered gazebo area

Agents Remarks

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 house enjoys an elevated position upon Welsh Row with steps ascending to a period panelled door allowing access to:

Reception Sitting Room 12' 0" x 11' 11" (3.67m x 3.63m)

A beautiful entrance to the property with a sash window to front elevation, column radiator, ceiling beam, cast iron log burning stove, exposed pine flooring and an exposed period pine door leads to:

Dining Room 13' 2" x 11' 11" (4.02m x 3.62m)

Impeccably appointed with wonderful aspects to the side elevation along Welsh Row via a sash window, double glazed window to courtyard elevation, attractive coir carpeted staircase ascending to first floor, exposed oak flooring, log burning stove within recessed fireplace upon raised quarry tiled hearth with mantel over, ceiling beam and open access to:

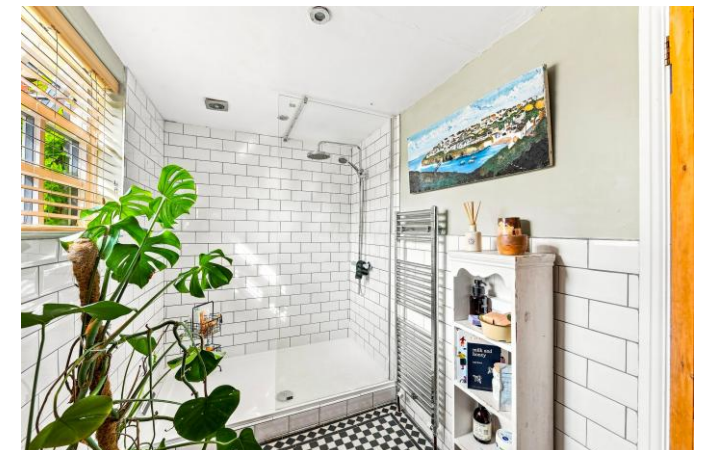
Kitchen 15' 9" x 13' 11" (4.79m x 4.25m)

A wonderful, fully fitted professional chefs kitchen with a range of shaker style units, gas fired AGA within chimney breast and with tiled insert, deep quartz working surfaces, central dining island with shelving and drawers beneath, exposed oak flooring, recessed Villeroy and Boch double bowl sink with mixer tap, integrated dishwasher, butlers cupboard incorporating shelving and drawers, ceiling beams, two double glazed windows to courtyard elevation and steps descend to:

Living Room 14' 5" x 14' 1" (4.39m x 4.30m)

A superb principal reception room exposed oak flooring, semi-opaque sash bay window to front elevation, log burning stove upon quarry tiled hearth within recessed chimney breast and column radiator.

From the Kitchen an exposed period pine sectional glazed door leads to:



Rear Hall/Boot Room

With attractive Minton-effect flooring, window to courtyard elevation, door to outside and an exposed period pine sectional glazed door leads to:

Utility Room 9' 0" x 6' 4" (2.74m x 1.92m)

With a wall mounted cupboard incorporating a Worcester gas fired central heating boiler, enamel sink with mixer tap, window to courtyard elevation, oak butchers block working surface, plumbing for washing machine, Minton-effect tiled flooring and an exposed period pine door leads to:

Cloakroom 5' 10" x 2' 7" (1.78m x 0.79m)

With wash basin, WC, window and Minton-effect tiled flooring.

First Floor Landing

Beautifully arrayed with a spindle staircase ascending to second floor, column radiator, open access to Inner Landing and an exposed period pine door leads to:

Shower Room 12' 0" x 5' 7" (3.67m x 1.69m)

With a large walk-in shower enclosure, high level WC, wash basin, half tiled walls, harlequin flooring and double glazed window.

Bedroom Two 12' 5" x 11' 11" (3.78m x 3.64m)

With a sash window to front elevation, column radiator, fitted wardrobe, picture rail and original exposed oak flooring.

Bedroom Three 14' 3" x 11' 3" (4.35m x 3.44m)

With a double glazed sash window to front elevation providing lovely aspects along Welsh Row, picture rail, original exposed oak flooring and a cast iron fireplace

Duplex Master Bedroom Suite 13' 11" x 10' 11" (4.25m x 3.32m)

With a staircase ascending to second floor mezzanine suite, double glazed sash window to rear elevation, freestanding claw and ball roll top bath with central shower taps, column radiator, ceiling beams, recess for dressing area and a period pine door leads to:

En-Suite WC 5' 3" x 5' 1" (1.61m x 1.54m)

With partially vaulted ceiling, wash basin, window and WC.

From the Master Bedroom En-Suite a staircase ascends to:

Mezzanine Master Bedroom 16' 4" x 14' 2" (4.99m x 4.31m)

With exposed Cheshire brick wishbone chimney breast, Velux window providing south facing aspects and ceiling beams.



From the Landing a staircase ascends to:

Bedroom Four 13' 4" x 11' 11" (4.07m x 3.63m)

With a double glazed window to gable elevation, ceiling beams, vaulted ceiling, eaves storage cupboards and column radiator.

Externally

The delightful established rear courtyard garden is contained and screened within wooden panel fencing and enjoys wonderful south facing aspects and views over historical buildings upon Welsh Row. The house benefits from a gravel seating area, raised flower beds, borders and steps ascend to a lawned garden area. The garden further benefits from a superb gazebo area ideal for alfresco dining with a grape-baring vine, exposed Cheshire brick walling, raised borders and a gate to the rear allows access over a double width driveway with an extensive timer garden shed providing excellent storage facilities. A driveway stands to the side of the property and provides parking for two medium vehicles.

(RESTRICTED WIDTH ACCESS - PLEASE NOTE THE DRIVE AT ITS NARROWEST POINT IS 1.9 M WIDE).

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich Town centre proceed over the River Weaver along Welsh Row and the property occupies a most prominent elevated position on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

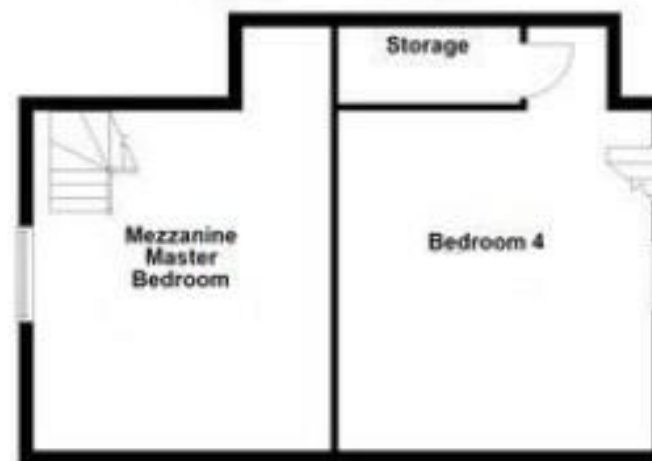
Ground Floor



First Floor



Second Floor





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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