



Orchard Cottage, 46a, Wellington Road, Nantwich – CW5 7BX

Guide Price £675,000



in association with



Orchard Cottage, 46a, Wellington Road

Nantwich

A DISTINCTIVE AND RARE DETACHED "COTTAGE STYLE HOUSE" WITH LOVELY GARDENS IN AN OUTSTANDING LOCATION WITHIN WALKING DISTANCE OF THE TOWN CENTRE

DESCRIPTION

Orchard Cottage is constructed of Cheshire reclaimed brick with part rendered elevations under a Welsh slate roof and is arranged over two floors. Built in 1983 to a high specification it comes to the market for the first time. Now requiring updating, the house has been a much enjoyed and treasured home. Orchard Cottage is an ideal property for those seeking to downsize and has a really good layout.

The position is exceptional and one that most people will not know even exists, being set well back from Wellington Road, behind number 46.

The gardens are a delight and facing South West to the rear, have a very favourable orientation.

LOCATION & AMENITIES

Orchard Cottage occupies a sought after position, about 600 yards from Nantwich town centre. Nantwich is a charming market town in Cheshire, set beside the River Weaver with a Medieval Street pattern. The town, renowned for its history in the Salt and Tanning industry, today contains an excellent range of urban facilities which combine with a number of interesting buildings to provide a most pleasing living and working environment. Nantwich is a popular and prosperous town hosting a range of bars, restaurants and cafes with renowned



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DIRECTIONS - CW5 7BX



SUMMARY

Entrance Porch, Reception Hall, Living Room, Dining Room, Garden Room, Kitchen/Breakfast Room, Cloakroom, Utility Room, Landing, Three Bedrooms, Bathroom, Separate W/C, Gas Central Heating, uPVC Double Glazed Windows, Garage, Gardens.

ENTRANCE PORCH

Timber Gothic style entrance door, inset matwell.

RECEPTION HALL

14' 8" x 7' 7" (4.47m x 2.31m)

Wood laminate floor, uPVC door to rear, understairs store.

LIVING ROOM

17' 3" x 14' 8" (5.26m x 4.47m)

Fireplace with marble inset and hearth, Adam style surround, living flame coal effect gas fire, four wall lights, two lit display niches, two double glazed windows, sliding double glazed windows to garden room.

GARDEN ROOM

14' 8" x 6' 3" (4.47m x 1.91m)

Tiled floor, double glazed windows and doors to rear garden.

DINING ROOM

14' 10" x 11' 8" (4.52m x 3.56m)

Three double glazed windows including a bay, ceiling beam.

KITCHEN/BREAKFAST ROOM

14' 7" x 10' 2" (4.45m x 3.10m)

Stainless steel double bowl sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall points, Hotpoint oven and four burner gas hob unit with extractor hood above, breakfast bar, inset ceiling lighting.

INNER HALLWAY

Tiled floor.



CLOAKROOM

White suite comprising low flush W/C and handbasin, tiled floor.

UTILITY ROOM

16' 0" x 6' 7" (4.88m x 2.01m)

Tiled floor, doors to front and rear, two double glazed windows, plumbing for washing machine, Baxi gas fired central heating boiler.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING**BEDROOM NO. 1**

17' 0" x 14' 10" (5.18m x 4.52m)

Two double glazed windows. The South facing window looks out over the garden. The West facing one gives a commanding view of Brookfield Park

BEDROOM NO. 2

12' 2" x 10' 4" (3.71m x 3.15m)

The East facing window looks out on to the drive and front garden. Pedestal hand basin.

BEDROOM NO. 3

10' 3" x 7' 3" (3.12m x 2.21m)

With under-eaves cupboards. Two double glazed windows, vaulted ceiling.

BATHROOM

9' 2" x 7' 3" (2.79m x 2.21m)

A champagne coloured suite comprising panelled bath with Triton shower over and pedestal hand basin, shaver point, linen cupboard, part tiled walls, fully tiled around bath. There is access to the fully boarded and insulated loft via a ceiling hatch and loft ladder.

SEPARATE W/C

Low level W/C.



OUTSIDE

Brick built slate roofed GARAGE 16'11" x 13'9" - electrically operated rollover door, power, light and water, two windows, potential loft space. The approach, off Wellington Road, is over a shared (with No. 46) gravel drive leading to its own impressive block paved entrance drive. A pedestrian gate provides direct access to Brookfield Park. Car parking and turning area. Garden shed. South facing block paved patio with electrically operated awning. NB: By way of separate negotiation with the owners of no.46, there maybe the opportunity for a buyer to acquire land currently belonging to no. 46 to create a new driveway for the property giving it direct access on to Wellington Road

GARDENS

A delightful mature walled garden with a lawn, trees, rockery, soft fruits, rose and herbaceous borders. The front garden is lawned with rose and herbaceous borders and a magnolia tree as the centrepiece

SERVICES

All mains services are connected to the property.

TENURE

Freehold.

COUNCIL TAX

Band E.

VIEWINGS

By appointment with Baker, Wynne & Wilson.



Ground Floor



First Floor

