



135 Wistaston Road, Willaston – CW5 6QS

Guide Price £800,000



in association with



135 Wistaston Road

Willaston, Nantwich

This exceptional seven-bedroom, extended period semi-detached house offers an abundance of character and comfort within a cherished village setting, close to the heart of Nantwich and only ten minutes by car from Crewe Station.

Arranged over three magnificent floors and extending to 3,104 square feet, the property is perfectly suited for family life or entertaining on a grand scale.

Each of the three floors features a stylish bathroom, while all seven bedrooms are generous doubles, ensuring versatile accommodation for family and guests alike.

Throughout the home, elegant period details abound, including painted cast fireplaces, exquisite staircases, and plantation shutters fitted to various double-glazed windows. The first-floor landing is adorned with a striking stained glass and leaded light window, infusing the space with colourful light and a sense of refined heritage.

Set within a welcoming, community-minded village, this distinguished home combines Victorian grandeur with contemporary comforts, offering a rare opportunity to enjoy a lifestyle of both tranquillity and convenience, standing in 0.33 acre gardens.

- **DIRECTIONS TO CW5 6QS**

What3words /// lunges.look.twinkling



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- **APPROXIMATE DISTANCES**

Connectivity & Convenience – Effortless Commuting

The property is considered ideally placed for the commuter, with a network of excellent road links giving immediate access to the M6 motorway at junction 16 via the A500. Crewe Station (2.5 miles) presently offers fast access into London and other major cities.

- **GENERAL REMARKS**

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

“A comforting home in a community-minded Village close to the market town of Nantwich and 10 mins drive from Crewe Station “

This reimagined, atmospheric seven-bedroom semi-detached Victorian House, has well-proportioned rooms and light-filled interior's that have been sensitively renovated with a thoughtful selection of materials in keeping with the building's period charm. From the dining and breakfast room, bi fold doors open to a private 160-foot west facing rear 0.33 acre garden with space for dining, hosting, and growing.

- **NOTEWORTHY FEATURES**

Open Porch, Reception Hall with mosaic tile floor and access to 292 ft2 cellar. Deep moulded skirting boards. Living room with attractive fireplace. Dining room with original pine fronted China cabinets, drawers. Triple section bifold doors with direct access to patio and garden. Useful Utility room and adjoining shower room.



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Modern lifestyle breakfast kitchen with appliances and bi fold doors. First floor, landing with stained glass and leaded light window, Bath/ Shower room, separate w/c and four double bedrooms. 2nd floor with Shower room and three more double bedrooms. Plantation Shutters to various double-glazed windows. Painted cast fire fireplaces. Elegant staircases.

- **BUYER'S WAITING TO HEAR ABOUT YOUR HOME**

If you like this property, why not request a consultation with a local expert **Mark Johnson**. Mark is a Chartered Estate agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals our engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your home to the market and will keep you up to date with developing market news in the meantime. Interested - let's start the conversation with how much your property could be worth with the correct marketing advice.

- **OUT AND ABOUT**

No 135 Wistaston Road is located within Willaston Village, a desirable, thriving community only a short distance from the historic town of Nantwich and Crewe. Willaston has always proved to be a popular place to live as it offers a wide selection of local amenities including primary school, nursery, local shops, a selection of public houses, a village hall with an active social calendar and community groups, plus a Church and mini supermarket. There are highly reputable local schools and nurseries easily accessible from the property. There is also plenty to see and do in the area along with an abundance of countryside and riverside walks and cycle paths.



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Cheerbrook Farm Shop is close by within walking distance and provides a farm shop, café, and butchers.

The historic market town of Nantwich is a short travelling distance away, approximately 1 mile and is renowned for its beautiful architecture and character. The town offers an excellent selection of independent shops, eateries, restaurants, and bars but also provides more extensive facilities including renowned Primary and Secondary Schools and three major supermarkets.

- **WHY LIVE WITHIN CLOSE PROXIMITY TO NANTWICH TOWN**

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live.

Historic Heartbeat Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400- year trading legacy. **Cultural Heritage:** Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction.

Thriving Lifestyle – Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce.



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- **Unique Leisure:** Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal. - **Highly Rated Education:** Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence. **Festivals & Community Spirit** - Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. - **Year-Round Vibrancy:** From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening

- **SERVICES**

Mains drainage, water, gas and electricity.

- **TENURE**

Freehold

- **VIEWING**

By appt with Baker Wynne and Wilson

- **COUNCIL TAX**

Band D.

- **CONSTRUCTION**

Brick and slate.



Entrance Hall

18' 6" x 14' 11" (5.63m x 4.54m)

Cellar

17' 8" x 17' 1" (5.39m x 5.20m)

Living Room

19' 10" x 17' 11" (6.05m x 5.45m)

Sitting Room

16' 7" x 12' 10" (5.05m x 3.92m)

Dining Room

14' 0" x 12' 10" (4.26m x 3.92m)

Kitchen / Breakfast room

18' 0" x 17' 7" (5.48m x 5.37m)

Utility Room

6' 7" x 6' 5" (2.01m x 1.96m)

Shower Room

6' 2" x 5' 7" (1.89m x 1.69m)

FIRST FLOOR

Landing

21' 7" x 17' 10" (6.58m x 5.44m)

Master Bedroom

17' 9" x 14' 0" (5.41m x 4.27m)

Bedroom No. 2

13' 11" x 13' 0" (4.24m x 3.96m)

Bedroom No. 3

13' 11" x 13' 0" (4.24m x 3.96m)

Study/Bedroom No. 7

14' 3" x 7' 10" (4.34m x 2.39m)

Bathroom

12' 10" x 6' 7" (3.91m x 2.01m)

Separate W/C

4' 7" x 3' 3" (1.40m x 0.99m)



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SECOND FLOOR

Landing

17' 9" x 6' 9" (5.41m x 2.06m)

Bedroom No. 4

14' 1" x 12' 11" (4.29m x 3.94m)

Bedroom No. 5

13' 0" x 9' 7" (3.96m x 2.92m)

Bedroom No. 6

13' 0" x 9' 7" (3.96m x 2.92m)

Shower Room

6' 1" x 4' 4" (1.85m x 1.32m)

Eaves Storage

Storage

6' 1" x 4' 4" (1.85m x 1.32m)

Garage

12' 3" x 8' 3" (3.73m x 2.51m)





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All Building Parts Approximate Gross Internal Area: 313.0 m² ... 3369 ft² (excluding eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.