



17 Hospital Street, Nantwich CW5 5RL

CHESHIRE
LAMONT



A simply wonderful Grade II listed "hidden gem" affording deceptively spacious accommodation, situated in the heart of the town centre enjoying a wealth of original features throughout, glorious views to St Mary's Church as well as Cocoa Yard and benefiting from a beautiful tranquil established private garden incorporating a garden kitchen, cloakroom and an abundance of flowers, plants, trees and shrubs. A single garage stands at the rear. Book your viewing now to fully appreciate this special property! NO CHAIN.

- A most individual Grade II listed home
- Deceptively spacious accommodation throughout to 2369 sq. feet
- Tucked away in the heart of the highly sought after historic town of Nantwich
- Enjoying a wealth of original features and beautiful aspects over St Marys Church and Cocoa Yard
- Ground floor L-shaped hallway with original Minton tiled floor and study area
- First floor lounge, superb dining room/studio, breakfast kitchen, utility room, shower room and bedroom
- Large second floor master bedroom with extensive storage and luxurious en-suite bathroom and further bedroom/dressing room
- Simply beautiful tranquil landscaped walled garden to rear, garden kitchen with WC and garage
- Superb private and tranquil position within the town, you'd never know it was there!

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 and nearby canal network with highly regarded Junior



and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. 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 through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

An entrance door with halfmoon glazed panel over allows access to;

Hallway

With Minton tiled floor, feature column radiator, two wall light points and part glazed Georgian style door leads to:

Rear Hallway/Study Area

With engineered Oak flooring, two doors to rear garden, wall light points, 3 Georgian style windows to rear garden and a part glazed Georgian style door leads to staircase ascending to:

First Floor Landing

With window to side elevation, wall light point and a door leads to:

Breakfast Kitchen 15' 7" x 11' 7" (4.75m x 3.53m)

With a superb range of base units and shelving, black granite work surfaces and upstands, Franke one and a half bowl sink with mixer tap and etched drainer, central island incorporating Neff five ring gas hob with Whirlpool extractor hood and light above, glazed curved breakfast bar, integrated Belling double oven, integrated dishwasher, appliance space, window to rear garden, ceiling beam, double opening window to side elevation, solid American Cherry wood floor and a wood door leads to;

Utility Room

Superbly appointed with base units, matching work surface incorporating black sink unit with mixer tap, wall unit incorporating Baxi boiler, solid American Cherry wood floor, double-glazed window to rear garden affording lovely aspects, vaulted ceiling, ceiling pulley clothes airer, cupboard for washing machine and tumble dryer, further tall storage cupboard and a door leads to;



Shower Room

With Burlington wash basin, low level WC, tiled shower enclosure with Burlington shower, double-glazed window to rear elevation, extractor fan and solid American Cherry wood flooring.

Entertaining Room 20' 9" max x 13' 7" max (6.32m x 4.14m)

A superb spacious versatile room with Georgian style doors, engineered Oak flooring, windows to front and rear elevations, ceiling beam, feature arches with shelving and wall light points.

Lounge 20' 8" x 15' 9" (6.30m x 4.80m)

Beautifully appointed with a stripped wooden door incorporating halfmoon glazed panel over, feature Adam style marble effect fire surround incorporating multifuel Firefox stove upon tiled hearth, wall light points, feature oriel sash window, two ceiling beams, wood door to under stairs storage and open access leads to:

Side Landing

With window overlooking rear garden affording lovely views to the garden and to the Church and a stripped wood door with frosted glazed panel insert leads to;

Bedroom Two 18' 1" x 8' 3" (5.51m x 2.51m)

With Oak door and two windows overlooking rear garden enjoying lovely aspects.

Master Bedroom 21' 4" x 15' 10" (6.50m x 4.83m)

A lovely spacious bright room with windows to front and rear elevations enjoying amazing aspects over the Church and Cocoa Yard, extensive eaves storage, loft access and an archway with door recess leads to;

Bedroom Three/Dressing Room 13' 2" x 11' 4" (4.01m x 3.45m)

With window to front elevation enjoying lovely views over Cocoa yard and numerous period buildings and a door leads to;

En-Suite Bathroom

A stunning bathroom with a free-standing claw foot bath incorporating industrial style central fitments, beautifully tiled walk-in 'Mylife' shower unit with industrial style fitment and circular shower head with additional detachable shower hose, 'Rak' ceramic vanity wash basin with sensor mirror over, low level WC, loft access, Amtico flooring and frosted window to rear.

Rear Garden

An amazing walled cottage style garden stands to the rear of the property with super views to the Church and benefiting from an abundance of plants, trees, shrubs and flower beds with stone



paved patio areas, water feature and bbq area. A useful brick-built garden kitchen stands at the rear with an adjoining cloakroom. The garden further benefits from external lighting, security lighting and a gate to the rear allows access to the garage.

Garden kitchen and separate WC

Georgian style double opening doors lead to a garden kitchen with base and wall mounted units, woodblock worksurface, complimentary tiled splashback with Belfast sink, integrated fridge with ice compartment, Triton wall mounted electric heated geyser, double-glazed window, ceiling light point, laminate style flooring and a door leads to;

WC

With low level WC, continuation of laminate style flooring, double-glazed window and ceiling light point.

Garage 21' 10" x 8' 11" (6.65m x 2.72m)

With remote controlled door to front, power and light.

Services

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

Note: Property fitted with superfast fibre to property internet.

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

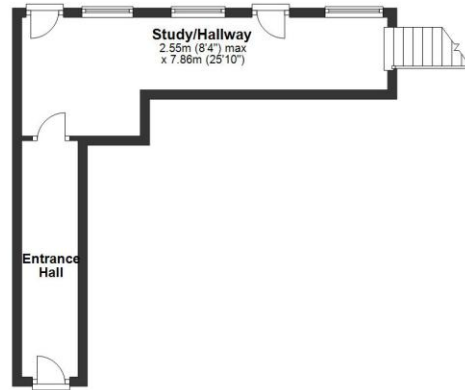
Directions

Head along Hospital Street and the door to the property is on the left hand side.



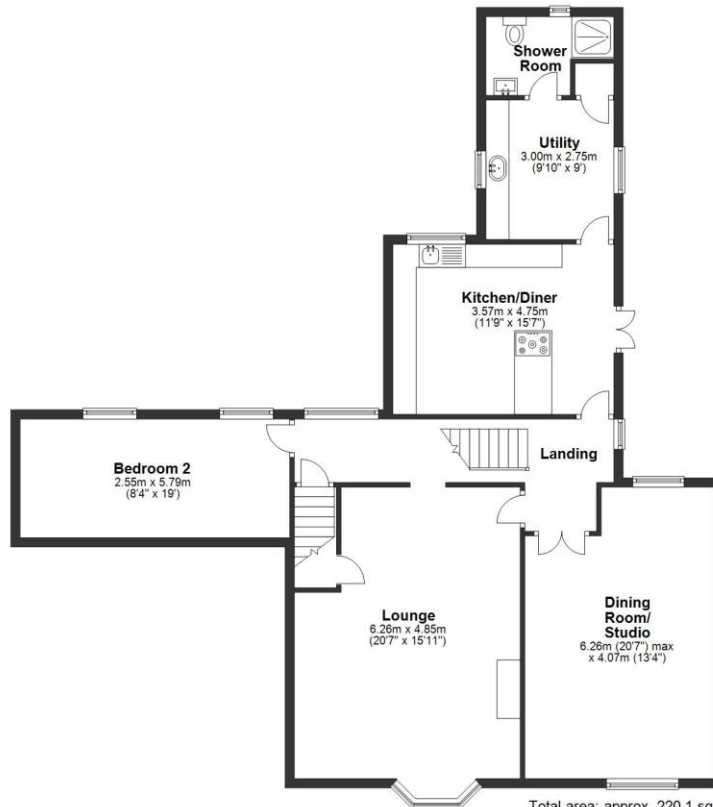
Ground Floor

Approx. 21.1 sq. metres (226.6 sq. feet)



First Floor

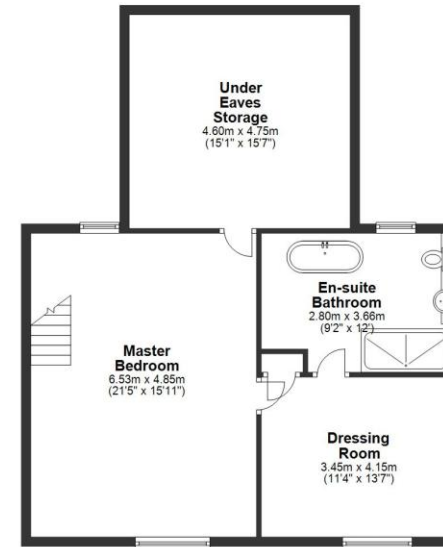
Approx. 112.7 sq. metres (1213.2 sq. feet)



Total area: approx. 220.1 sq. metres (2369.1 sq. feet)

Second Floor

Approx. 80.8 sq. metres (869.7 sq. feet)



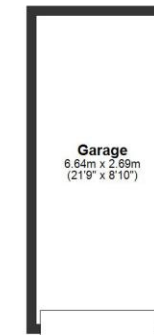
Garden Kitchen/WC

Approx. 5.5 sq. metres (59.6 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 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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