



**CHESHIRE
LAMONT**

1 Vine Buildings, Pall Mall, Nantwich CW5 5BN

A simply charming garden-fronted period cottage standing within an exquisite position in the heart of historic Nantwich town affording beautiful surrounding aspects with delightful private enclosed South West facing rear garden and secure off road parking providing open plan living space with Cheshire brick chimney and contemporary log burning stove, attractive kitchen and contemporary ground floor shower room. Rear hall with open access to rear garden. Two first floor double bedrooms. Viewing highly recommended.

- A simply charming garden-fronted two bedroom period cottage
- Standing in a prestigious and tranquil position within the heart of historic Nantwich
- Providing superb surrounding aspects over surrounding period buildings
- Spacious living space, modern semi-vaulted kitchen and contemporary floor shower room
- Two first floor double bedrooms with delightful views
- Solar panelling and secure parking area with remote controlled electric access
- South West facing enclosed lawned gardens to rear
- Exposed Cheshire brick chimney breast with contemporary log burning stove
- Gas fired central heating and uPVC double glazing
- Viewing highly recommended
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Agents Remarks

This charming period cottage nestles in a wonderful, tranquil situation upon Pall Mall, a highly favoured and historic position within the centre of the historic town of Nantwich. The cottage exudes significant character, charm and appeal with a wealth of attractive qualities in a simply superb location. 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, Crewe mainline Railway Station and the forthcoming HS2 northern hub. 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, the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

A delightful approach stands to the front of the property with a pedestrian gate allowing access over an edged brick path through attractive front gardens bordered by low walling and neat privet hedging with an extensive gravel and patio area. A high quality uPVC double glazed composite door leads to:

Open Plan Living Room 21' 7" x 11' 11" (6.57m x 3.64m)

A delightful reception room of considerable character benefiting from uPVC double glazing to front elevation, attractive antique style column radiator, exposed Cheshire brick chimney with marble hearth incorporating a Morso log burning stove and with fitted shelving and low level cupboard to side, high quality engineered Oak plank flooring, staircase to first floor, recessed ceiling lighting and open access leads to:

Kitchen 11' 11" x 11' 11" (3.63m x 3.64m)

A delightful stylish kitchen with beamed and vaulted ceiling incorporating a Velux window, uPVC double glazed Window to side elevation, tiled flooring, attractive range of shaker style units beneath Oak butchers block working surfaces, Oak butchers block upstands, deep Belfast sink with mixer tap, plumbing for washing machine, integrated dishwasher, space for fridge freezer, recessed ceiling lighting and a bi-folding panel door leads to:

Shower Room

With a fully tiled walk-in shower enclosure incorporating full height glazed screen and overhead rain shower, vanity wash basin with cupboard beneath and WC, tiled walls, tiled flooring, uPVC double glazed window to rear elevation, recessed ceiling lighting and extractor fan.

From the Kitchen a glazed panel door leads to:

Rear Hall 4' 11" x 3' 6" (1.49m x 1.07m)

With quarry tiled flooring and open access to rear garden.

First Floor Landing

An opaque glazed door leads to:



Master Bedroom 11' 11" x 11' 5" (3.64m x 3.48m)

Affording superb surrounding aspects over period historic housing via a uPVC double glazed window to front elevation, contemporary style column radiator and hinged loft access incorporating a wooden fold-down ladder.

Bedroom Two 10' 2" x 8' 10" (3.09m x 2.70m)

With a uPVC double glazed window to rear elevation providing delightful aspects and views of the top of Nantwich Church, column radiator and fitted over-stairs cupboard incorporating a wall mounted gas fired central heating boiler.

Attic

With daylight panel lighting, insulation and flooring to safely and securely store items. This contains the solar inverter system which receives the solar energy.

Garden

The rear garden enjoys all day and evening sunshine with a lawned area and a paved patio with flowerbeds and borders and is sheltered by wooden panel fencing.

The parking area benefits from an outside tap, electric car charging point, electric power points, pedestrian gate and a large electrically operated remote controlled roller door which provides vehicular access. This area has a permeable grid system installed as a base for parking.

NB

The property benefits from solar panelling. It is owned outright and receives revenue to the owner via a feed in tariff agreement.

The property further benefits from resident parking on street in addition to its own private parking.

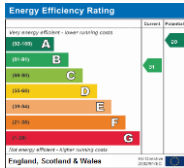
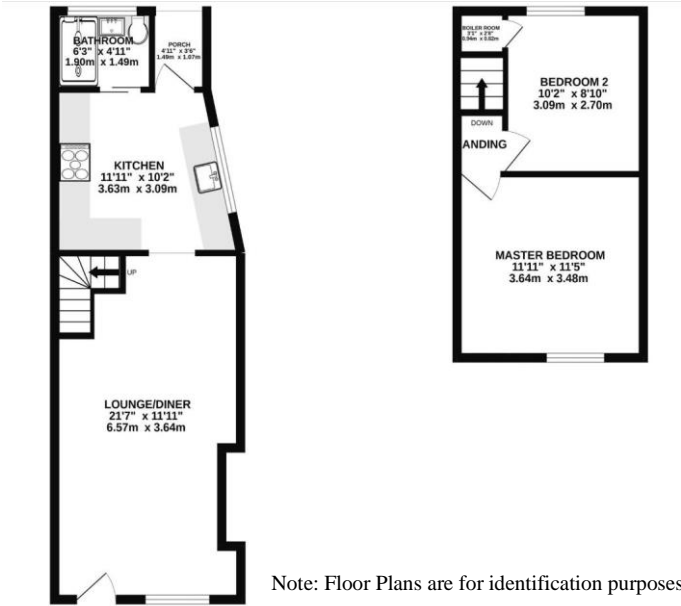
Tenure - Freehold.

Services

All main services are connected - gas, water and electricity (not tested by Cheshire Lamont Limited).

Directions

From the town centre (by foot) continue along Pillory Street and take the last left turning onto Pall Mall where the property is located.



Note: Floor Plans are for identification purposes only and Not to Scale

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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