



3 The Old Constabulary, Welsh Row, Nantwich CW5 5ET

CHESHIRE
LAMONT



A quite outstanding and highly individual immensely appealing four/five bedroomed four storey townhouse in a very tranquil private position off Welsh Row providing impeccably appointed accommodation with a wealth of attractive features incorporating a considerable range of qualities and character. Reception hall, cloakroom, bedroom suite, en-suite dressing room and shower room, first floor large open plan living zone with raised dining and kitchen area, three bedrooms, bathroom, large loft room providing additional bedroom accommodation or living space with views over Nantwich town. A quite extraordinary house that must be viewed. NO CHAIN.

- A quite exceptional and most individual four storey town house
- Affording a wealth of appealing and contemporary accommodation and retaining considerable character
- With impeccably appointed accommodation arrayed over four floors
- First floor large living zone with raised balconied dining area and kitchen
- Four/five bedrooms with three impeccably appointed bathrooms
- Top floor loft room providing further bedroom accommodation with outstanding south facing views and to Nantwich Church
- Situated within a highly desirable private position on Welsh Row nearby to the town centre
- A quite extraordinary and highly individual property
- NO CHAIN for early completion
- Viewing highly recommended

Agents Remarks

This exceptional home has in recent years been comprehensively converted to provide quite outstanding accommodation whilst carefully blending and retaining the property's inherent character. Formerly Nantwich police station and court, the property retains the original brick arched cells, large barred windows and large windows



from the former court to the first floor. Converted utilising exceptional skill with considerable attention to design and detail, the town house provides impeccably appointed and arrayed accommodation over four floors and we recommend an early internal inspection.

The property is ideally suited to second home usage due to it's many "lock-up and go" features, incorporating :- - security cameras (remotely monitored) in entrance hall and living room - metal roll-shutter inside main entrance - security (prison) bars to inside of ground-floor windows - security alarm system connected to a central security control room - domestic fire-sprinkler system (zoned) throughout Ground, 1st and 2nd floors of the property (with water storage/supply-tank and pump)

Property Details

A brick arched entrance way leads to a covered porch, Yorkstone step and a sectional arch framed and glazed surround incorporates a panelled door leading to entrance porch with arched exposed Cheshire brick ceiling with double radiator and thermostat, wall mounted alarm control panel, coir mat flooring and an entranceway leads to:

Reception Hall 12' 3" x 13' 4" (3.74m x 4.06m)

An outstanding entrance to this stunning property with a high Cheshire brick arched ceiling, slate tiled floor, illuminated niches, double radiator, spindled staircase to first floor with under stairs utility cupboard incorporating plumbing for automatic washing machine and further understairs cupboard incorporating water tank for sprinkler system.

From the Reception Hall a panel door leads to:

Cloakroom

With wall mounted wash hand basin, wc, slate tiled flooring, partial slate tiled walling and radiator.

From the Reception Hall panel door leads to:

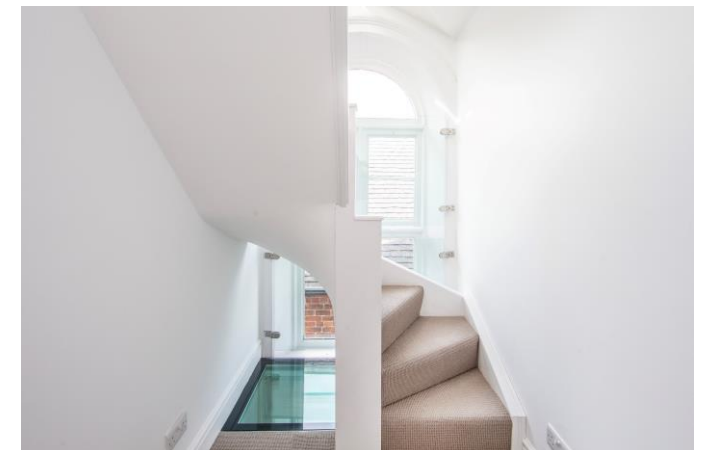
Guest Suite

Bedroom 8' 7" x 13' 3" (2.62m x 4.04m)

With two double radiators, exposed arched ceilings, double glazed window with prison bars and original cast iron arched doorway to:

Dressing Room 10' 2" x 6' 1" (3.1m x 1.85m)

With high brick arched ceiling, double glazed window with prison bars, full width fitted oak cupboards and drawers, double radiator and a panel door leads to:



En-Suite Shower Room 10' 0" x 5' 11" (3.06m x 1.80m)

With original cell bars to double glazed windows, high arched ceiling, contemporary shower suite with full height glazed screen, overhead shower and floor drain, fully tiled walls, wc, bidet, radiator, fitted mirror and lighting and two enamelled sink bowls with chrome taps upon attractive oak surround.

First Floor Landing

With recessed ceiling lighting, staircase to the second floor and a panel door leads to:

Open Plan Galleried Lounge/Dining Area & Kitchen 18' 3" x 22' 2" (5.57m x 6.76m)

A delightful first floor lounge with outstanding aspects via large double glazed windows to the side and rear elevations forming a superb living zone with oak flooring, recessed ceiling lighting, speaker wiring/outlets, two double radiators, feature fireplace and designer remote controlled living flame effect fire inset and oak stairs ascend to the kitchen and dining area with an imported Dutch kitchen, handsomely appointed and incorporating a superb range of high quality fixtures including a five ring induction hob with built in microwave and convection oven beneath, filter canopy, glazed fronted cupboards, deep natural stone working surfaces, inset double bowl sink unit and mixer tap, integrated dishwasher, integrated tall fridge/freezer and a most attractive feature partially glazed floor provides outstanding light through high glazed window.

Second Floor Landing

With velux window, exposed ceiling truss, glazed balcony, recessed ceiling lighting and the landing continues to a further landing area with staircase ascending to the third floor with partially glazed flooring, arched window, double radiator and a panel door leads to:

Bedroom 11' 6" x 14' 1" (3.51m x 4.29m)

With twin velux windows, recessed ceiling lighting and double radiator.

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With twin velux windows, recessed ceiling lighting and double radiator.

Bedroom 8' 3" x 9' 6" (2.51m x 2.90m)

With twin velux windows, double glazed window to side elevation, double radiator and recessed ceiling lighting.

Bedroom 9' 7" x 10' 4" (2.93m x 3.14m)

With twin velux windows to rear elevation, low level double glazed windows to side and rear elevation, double radiator and recessed ceiling lighting.



Bathroom 12' 6" x 5' 8" (3.81m x 1.73m)

An impeccably appointed designer bathroom with bath inset within slate surround, slate floored walk-in shower with central floor drain, slate flooring and walling, chrome towel radiator, velux window, wc and enamel bowl sink upon oak stand.

Third Floor Living Room/Further Guest Suite

With twelve velux windows enjoying delightful south facing aspects over Nantwich town and towards the church, exposed ceiling beams and purlins, oak floor throughout, partially exposed Cheshire brick walling, glazed balcony area, deep storage facilities, recessed ceiling lighting and a door leads to:

En-Suite Shower Room

With further storage provision, walk-in shower area with full screen, wide ornamental sink, wc, fitted mirror, expulsion fan, velux window and slate floor and walling.

Tenure

Leasehold with 972 years remaining.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich town centre along Welsh Row and continue along Welsh Row until reaching The Old Constabulary on the right hand side.

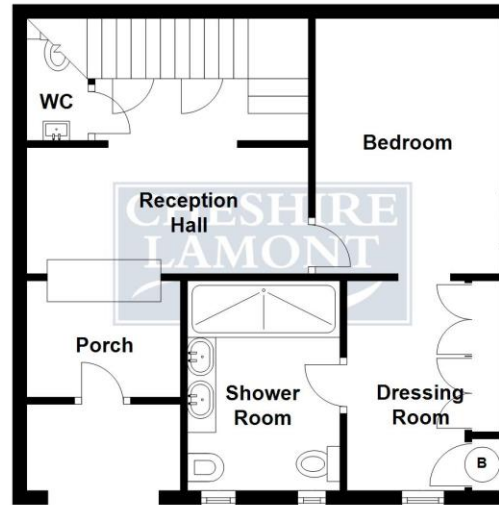


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
74	81
England & Wales	
EU Directive 2002/91/EC	

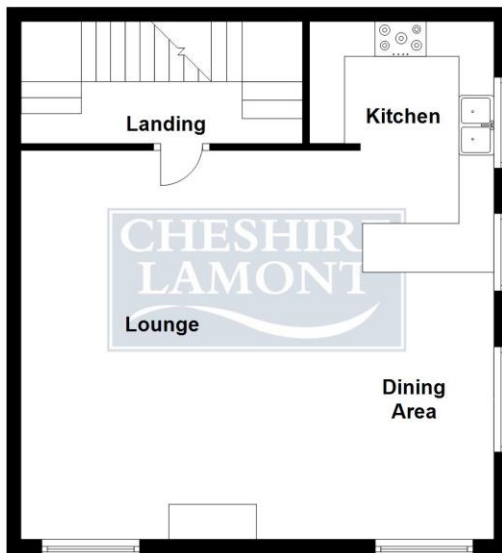




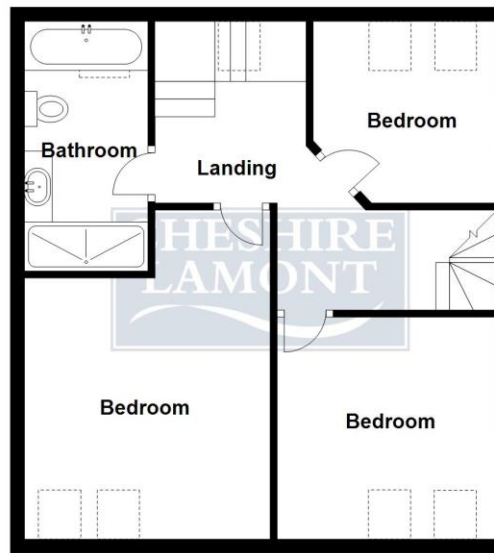
Ground Floor



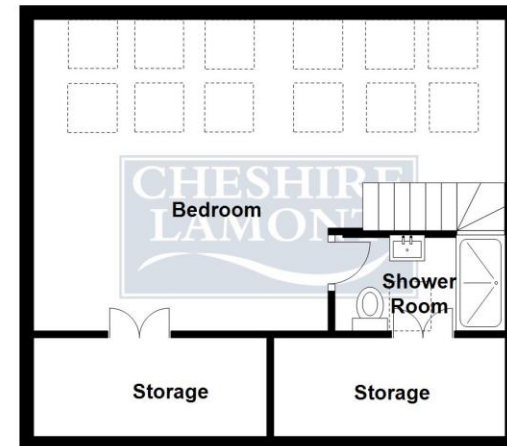
First Floor



Second Floor



Third 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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