



“Mae Cottage”, 98 Audlem Road, Nantwich CW5 7EA

**CHESHIRE
LAMONT**

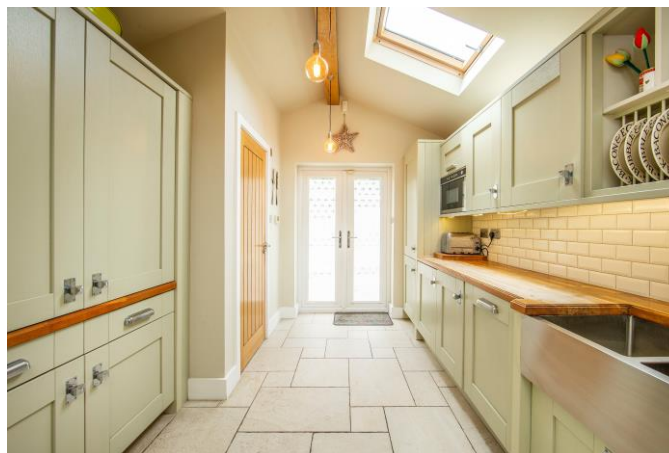


A superb semi-detached period cottage providing impeccably appointed extended accommodation of exceptional appeal with a superior, spacious detached self-contained chalet situated in a convenient position nearby to Nantwich town centre. Appointed throughout to the highest of standards with exceptional features and character. Viewing highly recommended. NO CHAIN.

- A superb and very charming semi-detached period house
- Impeccably appointed and extended
- Incorporating exceptional contemporary styling with a wide range of features
- Detached self-contained timber garden chalet/annex incorporating wet floor shower room
- Open plan reception accommodation with dining kitchen, laundry room and cloakroom
- First floor double bedroom and luxurious bathroom with separate shower area
- Fully equipped dressing room with Dutch paddle staircase to bedroom two/loft room
- Appointed throughout to the very highest of standards
- Enclosed rear garden with a lawned area and block paved patio areas
- An outstanding residence in a fine location.
- Early viewing recommended. NO CHAIN

Agents Remarks

Mae Cottage has been comprehensively enhanced and improved over recent years and incorporates fixtures and features of the highest calibre throughout. The property provides most deceptively spacious accommodation with lovely open plan ground floor living space and impeccably appointed kitchen. "The Lodge" provides self-contained living accommodation, appointed to a very high standard and derives a regular Airbnb income. The property is situated on Audlem Road next to The Globe public house and nearby to the town. 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 gate within a pillared brick wall leads to a block paved front patio area and a high quality uPVC double glazed door leads to Mae Cottage. A gate to the side of the property continues along through side gardens to "The Lodge" at the rear. The front door to the cottage leads allows access to:

Entrance Hall

With tiled floor and underfloor heating and an Oak door leads to:

Laundry Room

With a uPVC double glazed window to side elevation, fitted shelving, tiled floor with underfloor heating, recessed ceiling lighting and plumbing for washing machine.

From the Entrance Hall an Oak door leads to:

Open Plan Living Family Dining Kitchen 43' 0" max x 15' 8" max (13.10m max x 4.78m max)

A delightful room with a uPVC double glazed bay window to front elevation incorporating fitted plantation shutters, recessed ceiling lighting, recessed fireplace, tiled floor with underfloor heating, fitted shelving, fitted low level cupboards, exposed Cheshire brick chimney with recessed hearth incorporating a log burning stove, uPVC double glazed window to rear elevation incorporating fitted plantation shutters, under stairs cupboard, uPVC double glazed window to side elevation incorporating fitted plantation shutters and open access leads to:

Kitchen Area

Comprehensively equipped with a superb range of high quality shaker style base and wall mounted units comprising cupboards and drawers, attractive butchers block working surfaces, deep twin stainless steel sink with mixer tap over and hot water tap, integrated dishwasher, integrated kitchen range with filter canopy over, part tiled walls,



partially vaulted ceiling incorporating Velux window, integrated fridge and freezer, dresser unit with pantry cupboards and drawers beneath, exposed ceiling beam, uPVC double glazed window to side elevation incorporating fitted plantation shutters, tiled floor with underfloor heating, uPVC double glazed double doors to rear garden and an Oak door leads to:

Cloakroom

With corner fitted wash basin incorporating cupboards beneath, WC, uPVC double glazed window and extractor fan.

First Floor Landing

With uPVC double glazed window to side elevation, column radiator, inner landing with recessed ceiling lighting and an exposed period pine panel door leads to:

Bedroom One 12' 2" x 12' 0" (3.70m x 3.65m)

With a uPVC double glazed window to front incorporating fitted plantation shutters, full width and height fitted wardrobes to either side of chimney breast incorporating railing and shelving and a large column radiator.

Dressing Room 10' 2" x 8' 10" (3.11m x 2.70m)

With full height fitted wardrobes incorporating railing and shelving, fitted low level cupboards, column radiator, uPVC double glazed window to rear elevation incorporating fitted plantation shutters and Dutch paddle stairs with lighting ascend to:

Bedroom Two/Loft Room 10' 0" x 10' 4" (3.05m x 3.15m)

Benefiting from a Velux window incorporating fitted blind and recessed ceiling lighting.

From the Landing an exposed pine panel door leads to:

Bathroom 9' 7" x 6' 8" (2.91m x 2.03m)

With a freestanding claw and ball roll top enamel bath, WC, vanity wash basin within surround incorporating cupboards and drawers beneath, large column radiator, uPVC double glazed window to rear elevation incorporating fitted plantation shutters, recessed ceiling lighting and open access leads to:

Shower Area

With a tiled shower enclosure incorporating glazed screen door, tiled floor and wall mounted radiator.

Externally

Mae Cottage benefits from attractive rear gardens with a large block paved patio area and cobble edged raised lawn garden, enclosed within high wooden fencing. A block paved path leads to a gate within fencing to the rear to a raised block paved terrace and to:



"THE LODGE"

Open Plan Living and Bedroom 13' 1" x 19' 1" (3.99m x 5.81m)

The Lodge provides superb open plan accommodation with wall mounted radiator, wall mounted living flame electric fireplace, recessed ceiling lighting, tiled floor, column radiator, full width three panel bi-folding doors incorporating blinds. From this living/dining bedroom area a door leads to:

Kitchen 7' 1" x 6' 9" (2.17m x 2.07m)

With a uPVC double glazed window to side elevation, tall cupboard, wall mounted cupboards, single drainer sink with mixer tap, recessed ceiling lighting and tiled floor.

From the Lounge area a door leads to:

Wet Floor Shower Room 5' 8" x 6' 9" (1.72m x 2.07m)

With overhead shower, tiled walls, tiled floor, wall mounted wash basin, WC, uPVC double glazed window to side elevation, tall column radiator, full width fitted mirror and recessed ceiling lighting.

Tenure

Freehold.

Services

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


Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

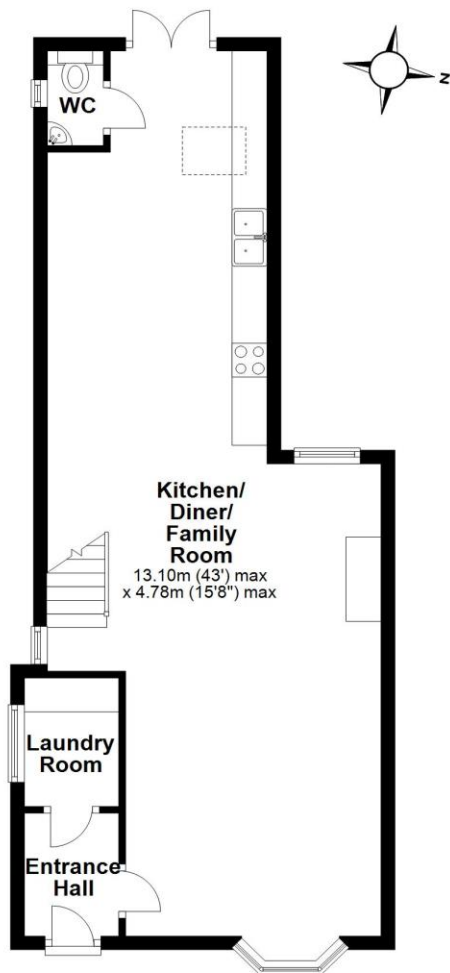
Proceed out of Nantwich along Wellington Road which leads into Audlem road passing Brine Lees School on the right hand side. Continue through the traffic lights and the property is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

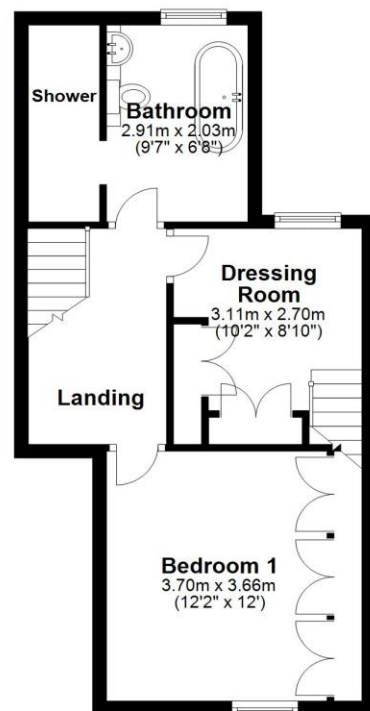
Ground Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



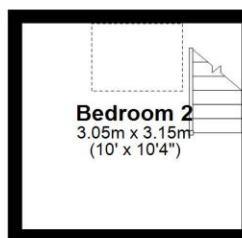
First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



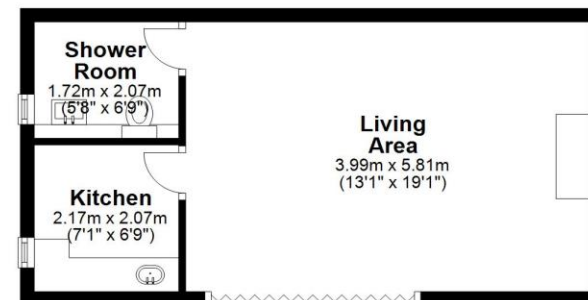
Second Floor

Approx. 9.6 sq. metres (103.3 sq. feet)



The Lodge

Approx. 31.8 sq. metres (342.7 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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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