



"Bank House", 62 Main Road, Shavington CW2 5DU

**CHESHIRE
LAMONT**



A quite exceptional detached double bay fronted period house of considerable character and appeal providing delightfully appointed and presented accommodation within the sought after village of Shavington benefiting from driveway, parking, delightful rear gardens and a superb Oak framed carport with workshop. With open plan lounge/dining room, family dining kitchen, study/snug, utility and cloakroom. Four first floor double bedrooms and recently refurbished family bathroom. Viewing highly recommended.

- A delightful double fronted detached Victorian home of historic local standing
- Presented to a high standard throughout and retaining character features
- Standing proudly on an elevated plot
- Dining Kitchen, Lounge, Dining Room, Study, Utility and WC
- Four first floor double bedrooms and family bathroom
- Potential for loft conversion subject to the relevant planning permissions
- Superb Oak framed and clad double carport with workshop, delightful rear garden
- Situated in desirable village location nearby to Nantwich
- Viewing recommended

Agents Remarks

Bank House is a handsome property that stands in a very convenient location nearby to local facilities, well regarded schooling in Shavington and with easy access to A500. Nearby 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, 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 host 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

A paved approach and steps lead to a hardwood multi-panel door with glazed panel above allowing access to:

Reception Hall/Study 12' 6" x 14' 3" (3.81m x 4.34m)

A flexible room featuring uPVC double glazed bay window to front elevation incorporating plantation shutters, cast iron fire with tiled hearth, spindled staircase with panelled walls ascending to first floor and a door leads to:

Dining Room 11' 11" x 14' 3" (3.63m x 4.34m)

With space for family dining table, built-in storage units, cast iron fire with tiled surround and Oak mantle over, large uPVC double glazed window and open access leads to:

Lounge 21' 5" x 9' 9" (6.52m x 2.97m)

A light and airy room with a working original cast iron fire, large bay window to front elevation incorporating plantation shutters, further uPVC double bay window with uPVC double glazed French doors providing view over side garden.

Dining Kitchen 13' 9" x 18' 4" (4.19m x 5.58m)

With a range of shaker style base and wall mounted units, extensive Oak work surfaces, tiled flooring, wall-mounted anthracite radiator, Baumatic Range cooker and hob with extractor above, double sink, integrated dishwasher, integrated fridge and freezer, central island with Oak work surface and butchers block with range of storage units below, space for family dining table, uPVC double glazed French doors to rear patio terrace and a door leads to:

Utility Room

With tiled flooring, range of shaker style base and wall mounted units, space and plumbing for washing machine and tumble dryer, sink with tiled splashback, uPVC double glazed window, extractor fan and a door leads to a boiler/storage room.

WC

With dual flush WC, wall mounted sink and part-tiled walls.



Rear Hallway

With wooden door and glazed panel to parking area, uPVC double glazed window, tiled flooring, storage space for coats/shoes and doors to utility and WC.

First Floor Landing

With hatch to ample loft space. NB - Planning was granted for a staircase to loft rooms and Velux windows. This planning permission has now lapsed.

Bedroom One 12' 4" x 11' 0" (3.76m x 3.35m)

With uPVC double glazed window to front elevation, alcove storage and further large over stairs storage cupboard.

Bedroom Two 12' 4" x 9' 9" (3.76m x 2.97m)

A double bedroom with uPVC double glazed window to front elevation.

Bedroom Three 8' 9" x 11' 0" (2.66m x 3.35m)

A double room with uPVC double glazed window to side elevation.

Bedroom Four 8' 9" x 9' 9" (2.66m x 2.97m)

A double room with exposed timber flooring, uPVC double glazed window to side elevation and wall mounted anthracite radiator.

Family Bathroom

Recently refurbished with free-standing bath, fully enclosed shower with rainfall head and tiled surround, ceramic tile flooring with electric underfloor heating, WC, extractor fan, chrome towel rail, wall mounted wash basin, airing cupboard and large uPVC double glazed opaque window.

Externally

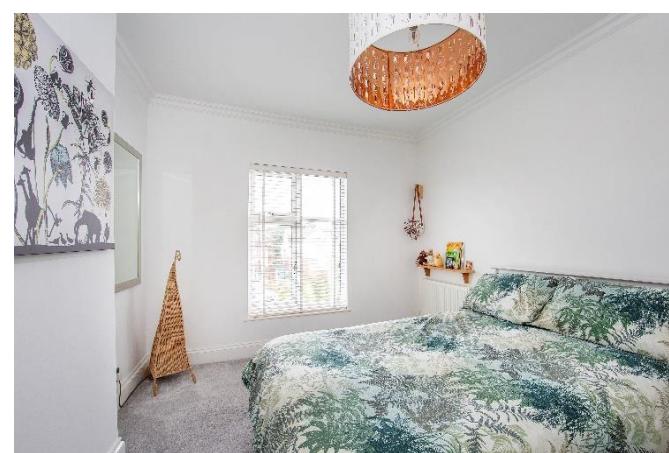
Bank House stands imposingly on an elevated plot with tarmacadam driveway offering ample parking and leads to a superb Oak framed carport with workshop. With lawned gardens to the front and landscaped gardens to the rear incorporating a lawned area, patio terrace, range of beds and shrubs, secluded pergola and vegetable patch.

Oak Framed Carport

With concrete base, automatic lighting and parking for two vehicles.

Workshop

Oak framed and clad with extensive workbenches, light, power, double doors to carport, storage area above and windows to rear.



Services

Gas fired central heating, mains electricity and water (not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

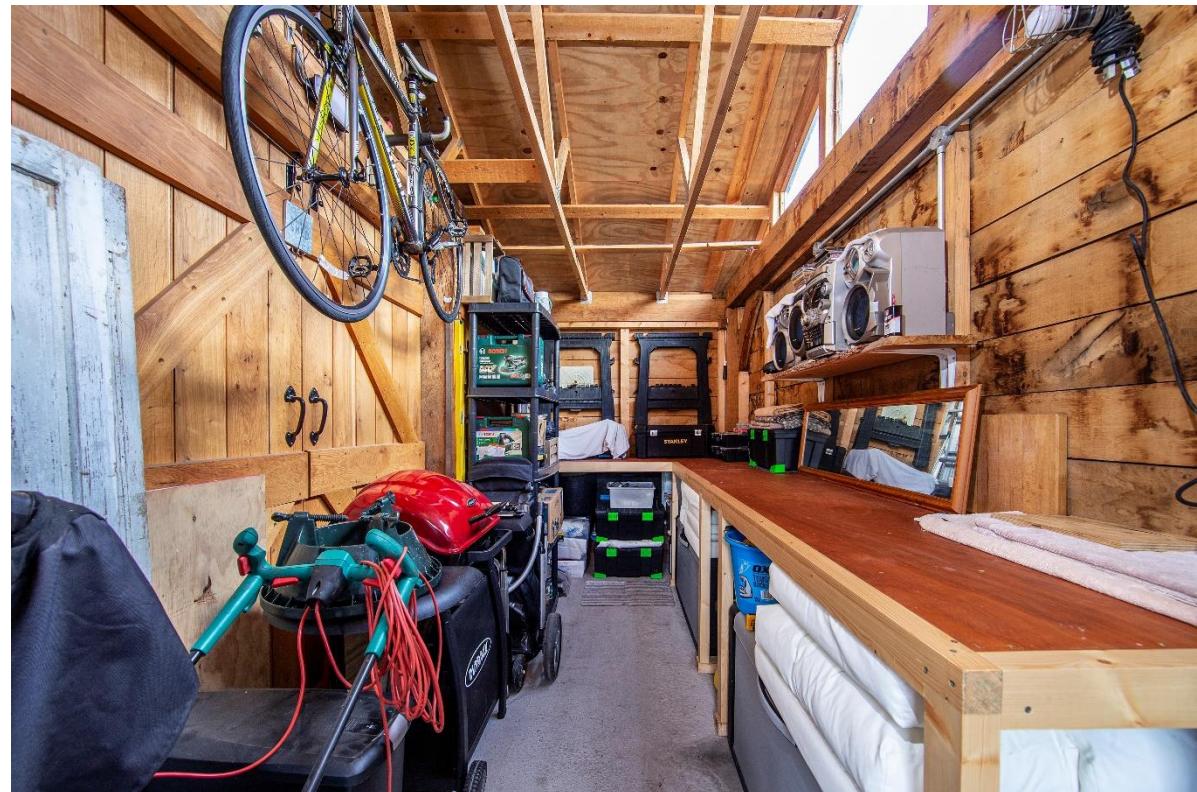
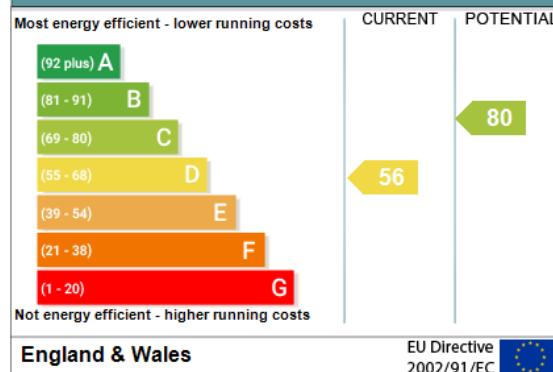
Directions

From Nantwich proceed along London Road through the traffic lights at Cheerbrook and to the roundabout at A500. Take the 4th turning towards Shavington and continue for approx 2 miles. On entering Shavington, turn left onto Main Road just after The Elephant Public House, continue to the end of the road and turn left. The property is situated further along Main Road on the right hand side.



Address: 62 Main Road, Shavington, CREWE, CW2 5DU
RRN: 9128-3023-5209-0107-2200

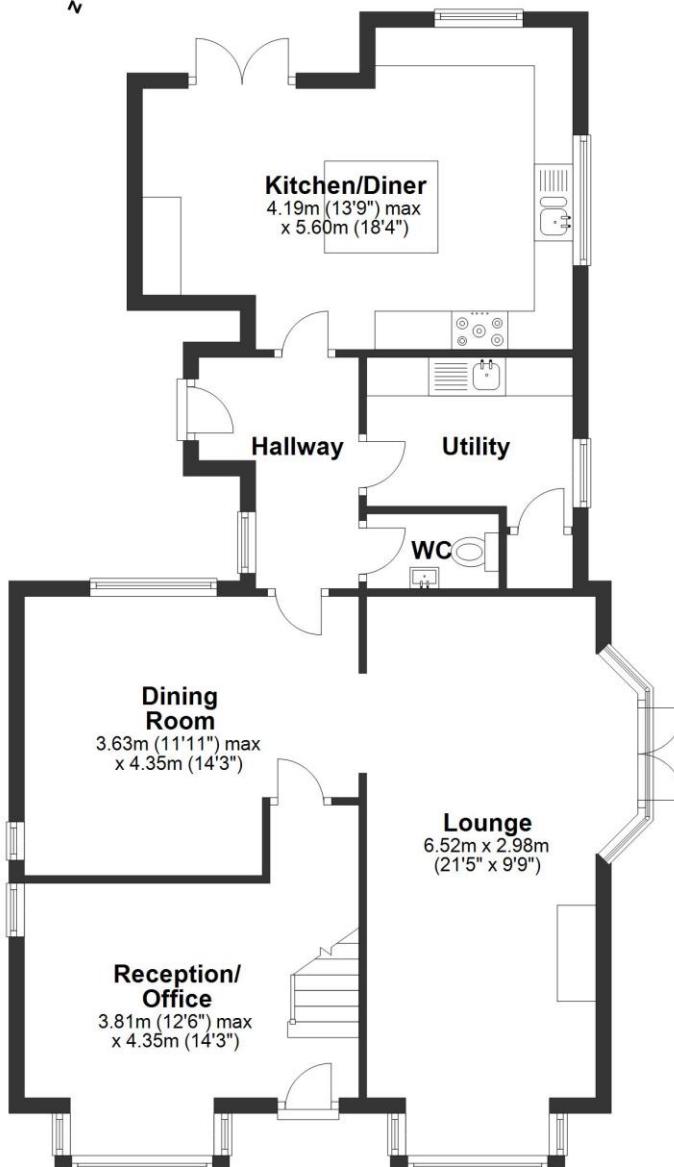
Energy Rating





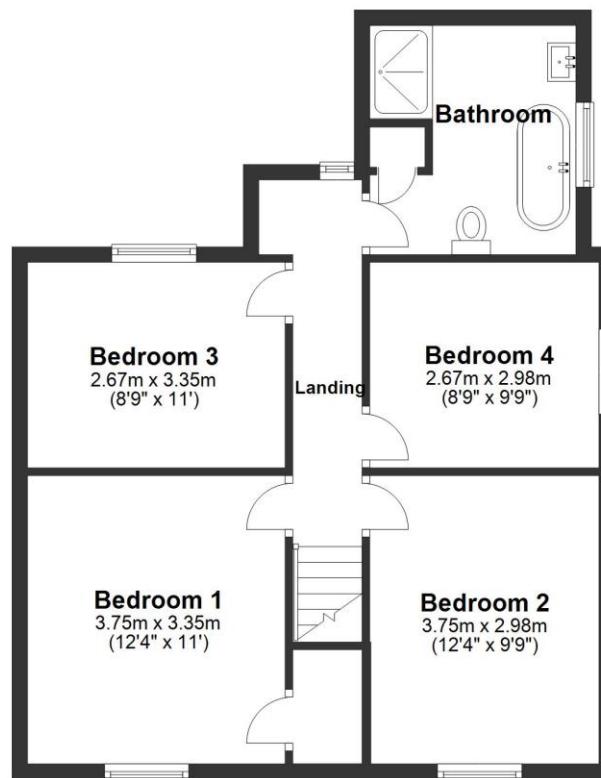
Ground Floor

Approx. 85.9 sq. metres (924.6 sq. feet)



First Floor

Approx. 58.2 sq. metres (627.0 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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