



“The Gables”, Marsh Lane, Nantwich CW5 5LH

CHESHIRE
LAMONT

A most handsome detached Period house in a fine sought after location within large gardens affording most attractive accommodation of significant character incorporating a wealth of appealing features with considerable potential to extend further if required (subject to planning). With driveway and detached garaging. Large lounge, dining/sitting room, dining kitchen and hallway. First floor master bedroom with en suite, two further bedrooms and family bathroom. Extensive gardens. Early completion available. NO CHAIN.

- A highly appealing and most handsome detached Period cottage
- Of significant character in a highly regarded and sought after location nearby to Nantwich town centre
- Standing in large established gardens with driveway and garaging
- Incorporating considerable original charm with a wealth of exposed beams and large fireplaces
- Affording some further potential to enhance and extend if required
- Three first floor bedrooms, en suite shower room and family bathroom
- Large reception room/lounge, sitting/dining room, hallway and dining kitchen
- uPVC double glazing and gas central heating
- NO CHAIN for early completion

Agents Remarks

The Gables is arguably one of the oldest houses upon Marsh Lane and we believe it dates back to the late 1600's. Unusually for a property of this character the house is free of listed status and an application for a two storey extension has been recently submitted to the local authority. The cottage itself provides charming accommodation of character and stands in a fine location nearby to the Shropshire Union Canal, Welsh Row and the town centre. 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 delightful approach to the property with a tiled pitched pillared canopy entrance porch stands at the front of the property and leads to a high quality uPVC double glazed composite door leading to:

Lounge 15' 3" x 14' 3" (4.65m x 4.34m)

A most impressive reception room with a large central chimney breast with a recessed fireplace inset within a Cheshire brick surround and with mantel over and slate hearth incorporating a Dinsley log burning stove, a wealth of original ceiling and wall beams, uPVC double glazed window to front elevation, uPVC double glazed double doors to rear gardens, two radiators, television aerial point and a panel door leads to:

Dining/Sitting Room 14' 2" x 9' 6" plus bay (4.32m x 2.90m)

With uPVC double glazed sash bay window to side elevation, uPVC sectional double glazed windows to front elevation, cast iron fireplace with raised tiled hearth, ornate quarry tiled floor, radiator and exposed beams.

From the Lounge a door leads to:

Dining Kitchen 17' 4" x 14' 4" max. 8'3" min (5.28m x 4.37m max. 2.51m min)

Comprehensively fitted with a full range of units comprising cupboards and drawers, tiled working surfaces, enamel single drainer one and half bowl sink unit with arched mixer tap over, uPVC double glazed window to rear elevation, integrated Ignis double oven with Bosch four ring hob, plumbing for dishwasher, controls for central heating and hot water supplies, cupboard incorporating wall mounted Glow Worm boiler, recessed ceiling lighting, part glazed door to rear garden, original exposed ceiling and wall beams and Terrazzo tiled floor.

From the Lounge a door leads to:

Inner Hall

With a returned staircase ascending to first floor, under stairs cupboard, radiator, wall light point, sectional double glazed window to side elevation and original exposed ceiling and wall beam.

First Floor Landing

With sectional double glazed eaves window to front elevation,



radiator, two wall light points, loft access, ceiling purlins and a door leads to:

Bedroom 1 8' 2" plus bay x 9' 8" into bay x 10'2" (2.49m plus bay x 2.95m into bay x 3.10m)

With uPVC double glazed sash bay window to side elevation, recessed ceiling lighting, exposed beam, radiator and a door leads to:

En Suite Shower Room 7' 1" x 3' 6" (2.16m x 1.07m)

With WC within surround incorporating cupboards, wall mounted wash hand basin, enclosed shower cubicle, chrome towel radiator and expulsion fan.

Bedroom 2 15' 2" max x 8' 9" (4.62m max x 2.67m)

With uPVC double glazed window, fitted cupboard, exposed ceiling beam and radiator.

Bedroom 3 14' 0" x 9' 6" plus bay 11'6" into bay (4.27m x 2.90m plus bay 3.51 into bay)

With uPVC double glazed sash bay window to side elevation incorporating recessed lighting, wall light point, exposed ceiling beams, radiator and fitted double cupboard incorporating railing.

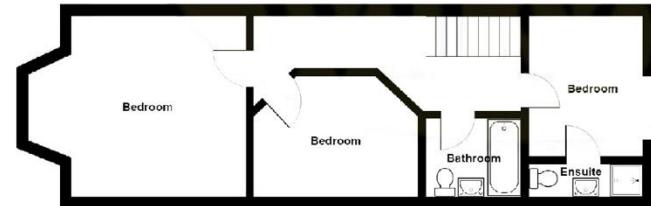
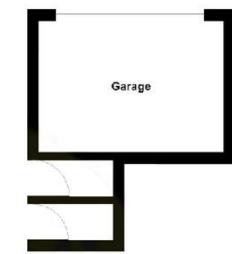
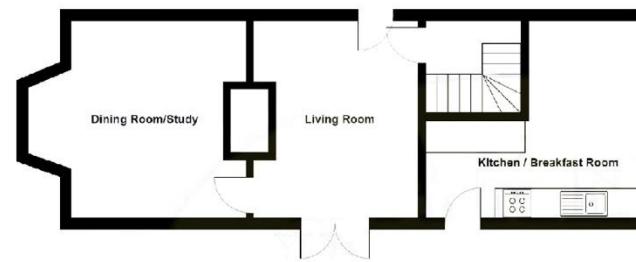
Bathroom 8' 5" x 5' 10" (2.57m x 1.78m)

With panelled bath incorporating telephone style shower taps, part tiled walls, WC, wash hand basin set in cast iron stand and within marble surround, chrome towel radiator, uPVC double glazed window overlooking rear gardens and exposed ceiling beam.

Outside

The private established enclosed rear garden benefits from a York stone patio area, York stone paths, a raised lawn area and incorporates an abundance of specimen flowers, trees, plants and shrubs including Cherry blossom, Silverbirch, apple trees, and a vegetable and soft fruit garden area. There is an outside log store, garden shed, outside WC with wash hand basin and a summerhouse with veranda. A pitched rear canopy porch with lighting and incorporating a rear door gives access to the Kitchen. Outside tap and exterior garden lighting. The property stands on Marsh Lane, surrounded by a range of character housing and is accessed via a gate within picket fencing and neat hedging. The driveway provides excellent parking facilities and leads to the detached garaging with a wooden gate leading to the rear gardens.

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



Garaging 15' 4" x 9' 0" (4.67m x 2.74m)

With double doors to front, light, power, three windows, overhead storage, door to garden and utility area with plumbing for washing machine and space for further appliances if required.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich town centre, proceed along Welsh Row and turn left into Marsh Lane where the property is situated on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	52	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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