



'STABLE HOUSE' | 45 SHREWBRIDGE ROAD | NANTWICH | CHESHIRE | CW5 7AD | OIRO £679,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

‘Stable House’, 45 Shrewbridge Road, Nantwich, Cheshire, CW5 7AD

Nestled in a wonderful incredibly sought after location in a prime position with riverside views, the property is of traditional Cheshire brick construction & has undergone a comprehensive refurbishment which includes the fitting of handmade hardwood bespoke double glazed windows. There has also been the fitting of a new central heating system, electrics, LED lighting & CAT5 data cabling. There are beautiful interior and exterior oak doors and a phenomenal exclusive handmade kitchen by 'The Cheshire Kitchen Company'.

'Villeroy and Boch' luxury sanitary ware and 'Hansgrohe' taps are installed.

The splendid well proportioned home benefits from a stunning cast iron gas stove in the living room with both reception rooms enjoying outstanding aspects to the front, whilst arched windows to the entrance hall and first floor landing give truly delightful views over the local riverside & countryside beyond. The spacious immaculately manicured rear garden is accessed via timber electrically operated gates & offers a wonderful privacy & is not overlooked to the rear. A pleasant sandstone paved courtyard with superb space for relaxing & entertaining provides steps leading up to a raised lawn with mature borders and stunning specimen trees. Beyond the garden is an exceptionally attractive French Oak outbuilding incorporating a double car port, implement store/workshop & Gym / Office.

The property must be viewed to be fully appreciated.





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street & turn right at the mini roundabout passing Morrisons Supermarket. Continue over the roundabout into Waterlode, through the first set of traffic lights. Turn left into Shrewbridge Road & continue over the level crossing. The property will be observed on the left hand side opposite the lake 'lagoon' area & countryside beyond.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-

Accessed via electric timber entrance gates.

With approximate dimensions, comprises:-

ENTRANCE PORCH

Outside lantern courtesy light, external letter box.



ENTRANCE HALL

16' 10" x 7' 5" (5.13m x 2.26m) A delightful space with solid Oak entrance door, radiator, recessed spotlights, feature arched window to the front elevation with exceptional outlook, telephone point. Stairs rising to the first floor.





SITTING ROOM

18' 5" max x 16' 10" (5.61m x 5.13m) Large open bay window with pleasant aspect, two radiators, ceiling cornice, down lighters, Adams style fireplace.





KITCHEN DINER





KITCHEN

14' 0" x 11' 0" (4.27m x 3.35m)

DINING AREA

12' 1" x 7' 10" (3.68m x 2.39m)





UTILITY / BOOT ROOM

11' 0" x 10' 8" (3.35m x 3.25m)

Beautifully fitted with twin built in store cupboards superbly painted with solid Oak bench seat & hat rack over, cupboard housing 'Worcester Bosch CDI 38' boiler supplying both central heating & hot water, space & plumbing for washing machine and tumble dryer. 'Consentino' Quartz worktop with oversized sink unit and mono tap, porcelain tiled floor with digitally controlled electric underfloor heating, double glazed window overlooking the courtyard and garden, radiator. Solid oak external door leading to the rear garden.

INNER HALL

Highly attractive porcelain tiled floor with digitally controlled electric underfloor heating.

CLOAKS / WC

Beautiful 'Villeroy and Boch' wash hand basin, low level WC, half tiled walls, porcelain tiled floor with digitally controlled electric underfloor heating, double glazed window.



STORAGE ROOM

11' 3" x 3' 10" (3.43m x 1.17m) Radiator, porcelain tiled floor with digitally controlled electric underfloor heating CCTV controls & screens.



FIRST FLOOR LANDING

Staircase rising from the principle entrance hall. Stunning feature arched window with breathtaking riverside view to the front, radiator, LED floor lighting, cupboard housing 300 litre mega flow water tank and secondary pump.

FAMILY BATHROOM

'Villeroy and Boch' soaker bath with 'Hansgrohe' thermostatic tap & filler, wash hand basin and vanity unit, low level WC, display recess with shaver point & concealed lighting, highly attractive granite shelf and LED lighting, heated towel rail, porcelain tiles to walls and bath surround and floors with digitally controlled underfloor heating.





MASTER BEDROOM ONE

16' 10" x 15' 5" (5.13m x 4.7m) Elegantly appointed with a wonderful dual aspect featuring two double glazed windows with river views to the front and garden view to the rear, loft access, two radiators, wall mounted TV point, CAT5 data point and USB charging socket.



ENSUITE SHOWER ROOM

'Villeroy and Boch' wash hand basin with vanity unit, low level WC, large shower cubicle with 'Hansgrohe' thermostatically controlled power shower, fully porcelain tiled walls and floor with underfloor heating, electric heated towel rail, shaver point, window to the rear.





BEDROOM TWO

16' 10" x 9' 0" max (5.13m x 2.74m) Superbly proportioned with double glazed window with fantastic rear garden view, radiator, range of built in wardrobes with cupboards above, TV point, CAT5 data point and USB charging socket.



BEDROOM THREE

13' 11" x 9' 2" (4.24m x 2.79m) Two double glazed windows with outstanding dual aspects again, radiator, TV point, CAT5 data point and USB charging socket.



EXTERIOR

The spacious immaculately manicured rear garden is accessed via timber electrically operated gates & offers a wonderful privacy & is not overlooked to the rear. A pleasant sandstone paved courtyard with superb space for relaxing & entertaining provides steps leading up to a raised lawn with mature borders and stunning specimen trees. Beyond the garden is an exceptionally attractive French Oak outbuilding incorporating a double car port, implement store/workshop & Gym / Office. Exterior lighting hot and cold taps, double insulated power socket.

GYM / OFFICE

12' 5" x 11' 8" (3.78m x 3.56m) Stunning & highly versatile with power, light & full height windows.



FRENCH OAK DOUBLE CAR PORT

A gated driveway leads to the stunning French oak double carport with secure Storeroom/ Workshop to the rear (12'5" x 6'6").



EPC RATING : F

COUNCIL TAX BAND: F

SERVICES

All mains water, gas, electricity & drainage services are connected (subject to statutory undertakers costs & conditions).

Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.



TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

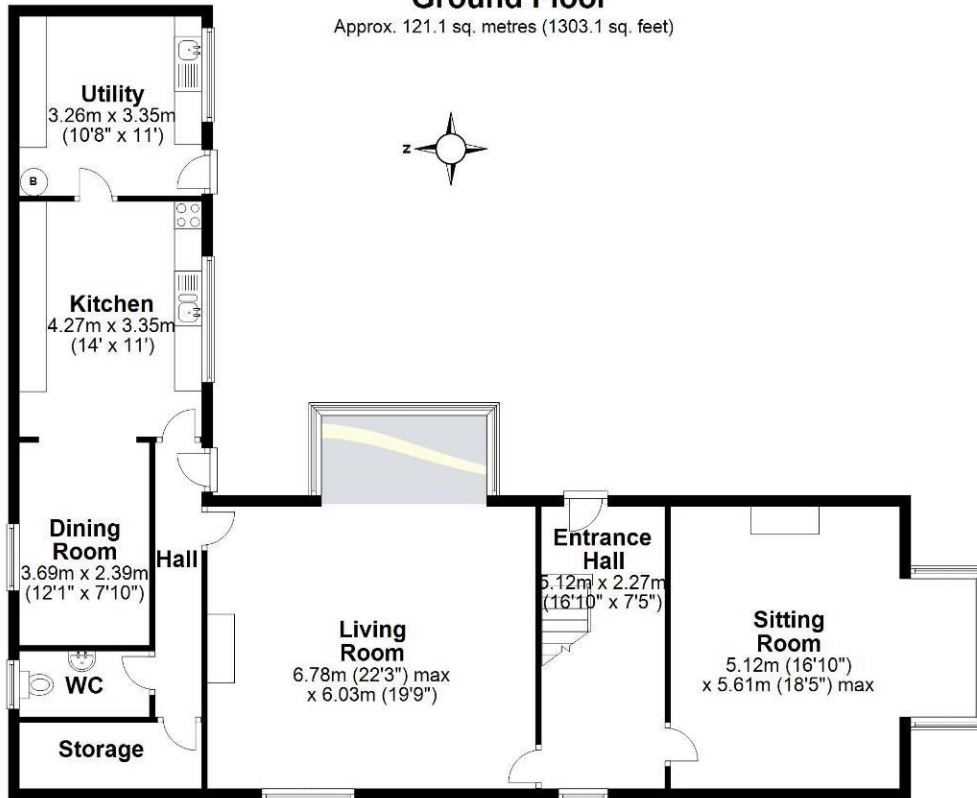
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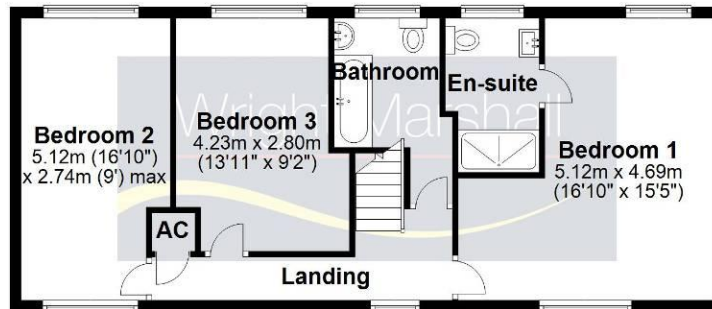
Ground Floor

Approx. 121.1 sq. metres (1303.1 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.4 sq. feet)



Outbuilding

Approx. 54.6 sq. metres (587.2 sq. feet)

