



'THE OLD SCHOOL HOUSE', 108 WELSH ROW | NANTWICH | CHESHIRE | CW5 5EY | OIRO £435,000





# ‘The Old School House’, 108 Welsh Row, Nantwich, Cheshire, CW5 5EY

A highly individual Grade II Listed substantial historic home, originally being part of the grammar school, standing in an excellent elevated position.

Steps rising from Welsh Row to the small front garden and main entrance.

Briefly comprising; Hall, a magnificent & spacious Living Dining Room with impressive part exposed vaulted ceiling, exposed timber work & stone fire surround with wood burning stove,

Dining Kitchen, Rear Entrance, Bedroom Three and Ensuite.

First Floor Landing, Master Bedroom One with Ensuite Shower Room, walk in wardrobe and door to a superb unique roof top terrace

Bedroom Two and Ensuite Shower Room.

Original ornate windows to the front of the impressive historic building.

Rear parking for two vehicles & small garden frontage with pleasant outlook over prestigious & historic Welsh Row.

Gas central heating.

**NO CHAIN**







#### DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street to the mini roundabout. Turn right and continue passing Morrisons Supermarket. At the roundabout take the second exit, continuing onto Waterlode. At the third set of traffic lights at the crossroads turn left into Welsh row where the historic residence will be observed on the right hand side, just after the left hand turn for Marsh Lane.

#### WELSH ROW

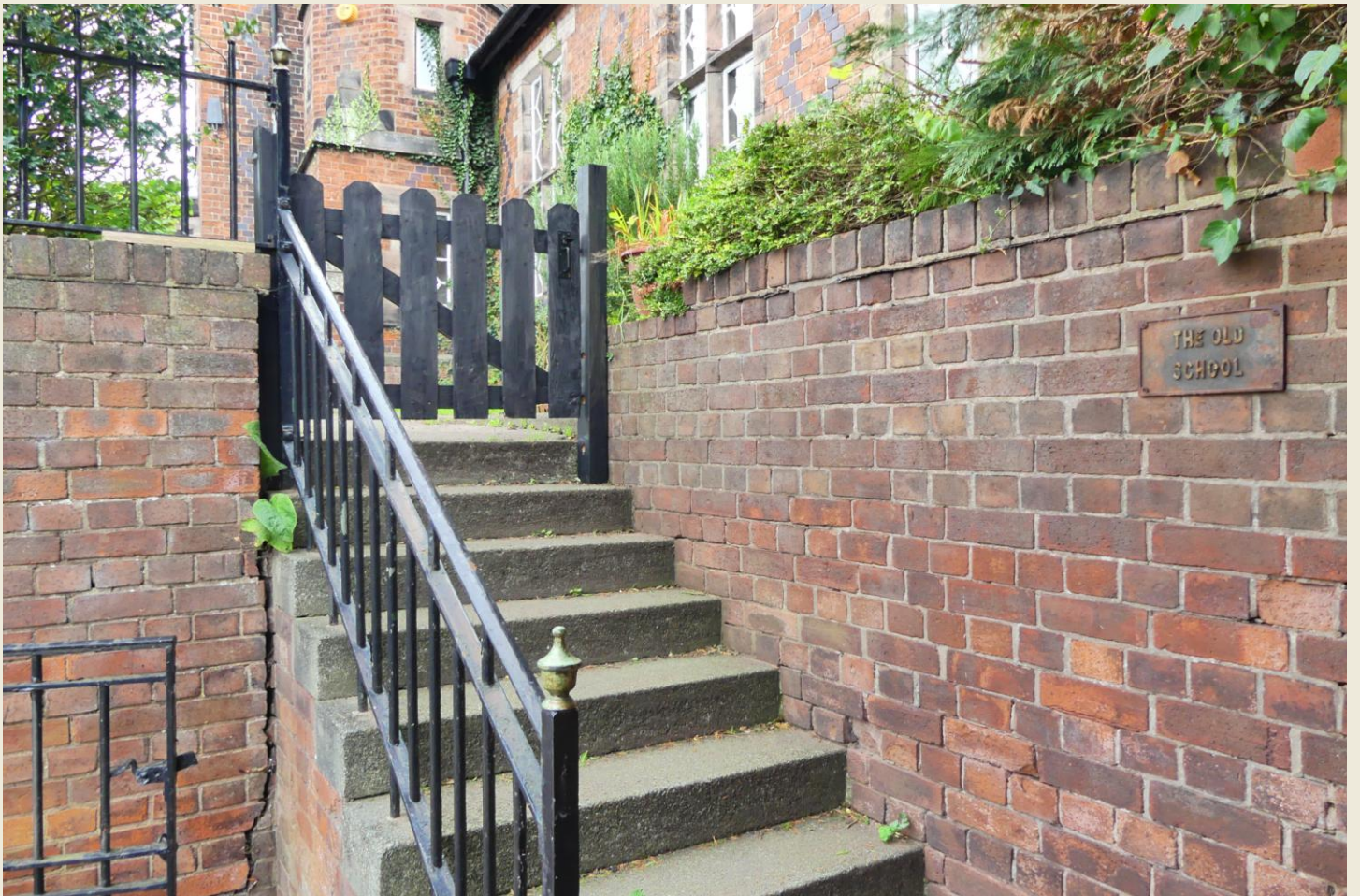
The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

#### NANTWICH TOWN

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.









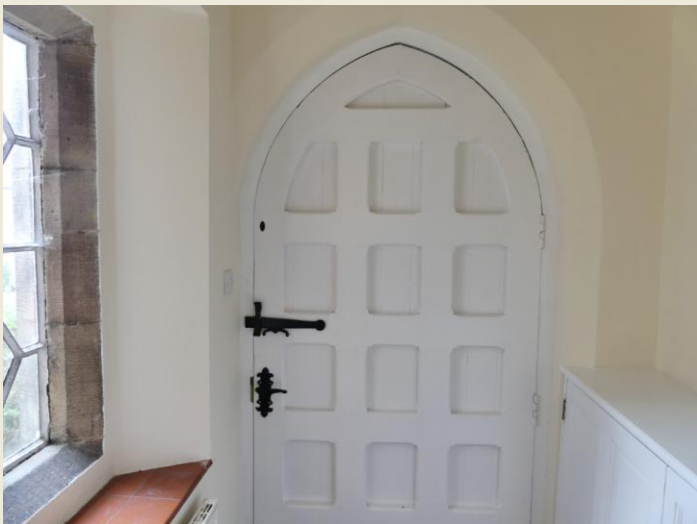


#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### LOBBY

Solid painted timber gothic style entrance door. Charming window to side with stone surround. Radiator. Internal door and step to the Living Dining Room.



#### LIVING DINING ROOM

An incredibly expansive and distinctive room with a superb part vaulted ceiling. Ceiling light points. Exposed timber work. Original windows to the front elevation. Highly attractive fireplace with wood burning stove. Wood floor. Radiators. Two upper feature stained glass windows.









#### DINING KITCHEN

Well equipped with an attractive range of modern wall, base and drawer units incorporating rolled topped laminated work surface with inset sink unit. Ceiling light points. Glazed bay window and roof. Additional window. Range cooker. Space for tall fridge freezer. Space for dishwasher. Wood floor. Part tiled walls. Door to utility cupboard with space and plumbing for washing machine.

#### REAR HALL

Solid timber door to the rear with etched glazed pane. Ceiling light point. Inset matwell. Wall mounted gas central heating boiler.







#### INNER HALLWAY

Ceiling light point. Mirrored wall. Stairs rising to the first floor.  
Wood floor. Door to bedroom three.



#### BEDROOM THREE

An excellent size room with ceiling light point. Wall light points. Large feature full height window to the rear. Range of fitted storage units. Radiator. Door to the ensuite.

#### ENSUITE SHOWER ROOM

Beautifully appointed with fully tiled walls. Low level WC. Pedestal wash hand basin with mixer tap. Walk in shower with mains shower with wall mounted controls. Chrome ladder radiator. Tiled floor.







#### GALLERIED FIRST FLOOR LANDING

Ceiling light point. Ceiling timber. Doors to the master bedroom and bedroom three.

#### BEDROOM TWO

Large original window to the rear elevation. Radiator. Exposed ceiling timbers. Range of fitted storage. Door to the ensuite.

#### ENSUITE SHOWER ROOM

Panelled bath with shower head. Mixer taps. Low level WC. Pedestal wash hand basin. Light point. Part tiled walls and tile effect floor. Exposed ceiling beam. Radiator.



#### MASTER BEDROOM ONE

Stunning exposed timber work to the vaulted ceiling including truss and purlins. Ceiling light point. Wall light points. Radiator. Original window to the front elevation. Doors to the walk in wardrobe and ensuite shower room. Double doors opening to the roof terrace. Walk in wardrobe with hanging provision, light point and exposed ceiling timbers.

#### WALK IN WARDROBE

Light point & hanging provision.

#### ENSUITE SHOWER ROOM

Corner walk in shower with mains shower. Wall mounted wash hand basin with mixer tap. Low level WC. Fully tiled walls and floor. Chrome ladder radiator.







MASTER BEDROOM SUITE







ROOF TERRACE



## EXTERIOR

The property stands resplendently elevated along Welsh Row. Steps rise to the small garden frontage and is accessed via a painted picket style gate. Lawned area and front planted border with wall. Pathway leading to the front entrance. There is plenty of opportunity to create a haven in this area which enjoys a super outlook onto historic Welsh Row. The roof terrace is paved, with railings and of course boasts a unique 'roof top' outlook to the rear.

**Parking:** There are two spaces to the rear of the property which is of huge benefit.



EPC RATING: E

COUNCIL TAX BAND: TBC





#### SERVICES

All mains water, gas, electricity & drainage 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](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLAN/S

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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](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



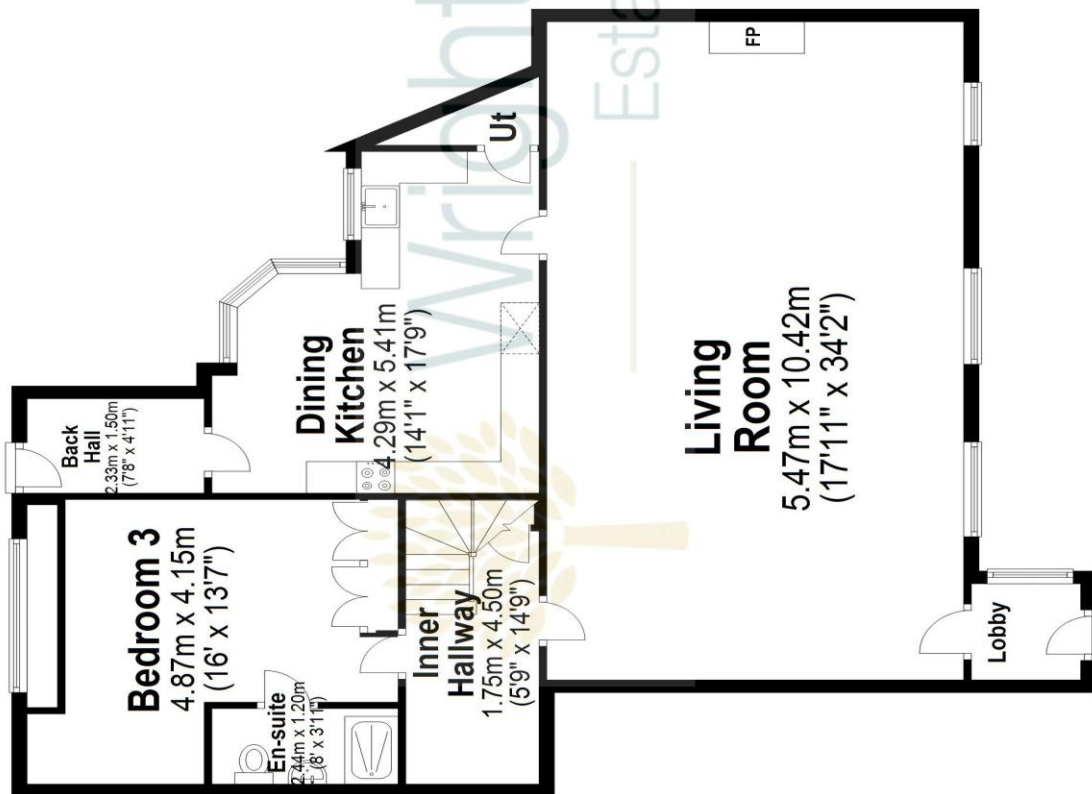




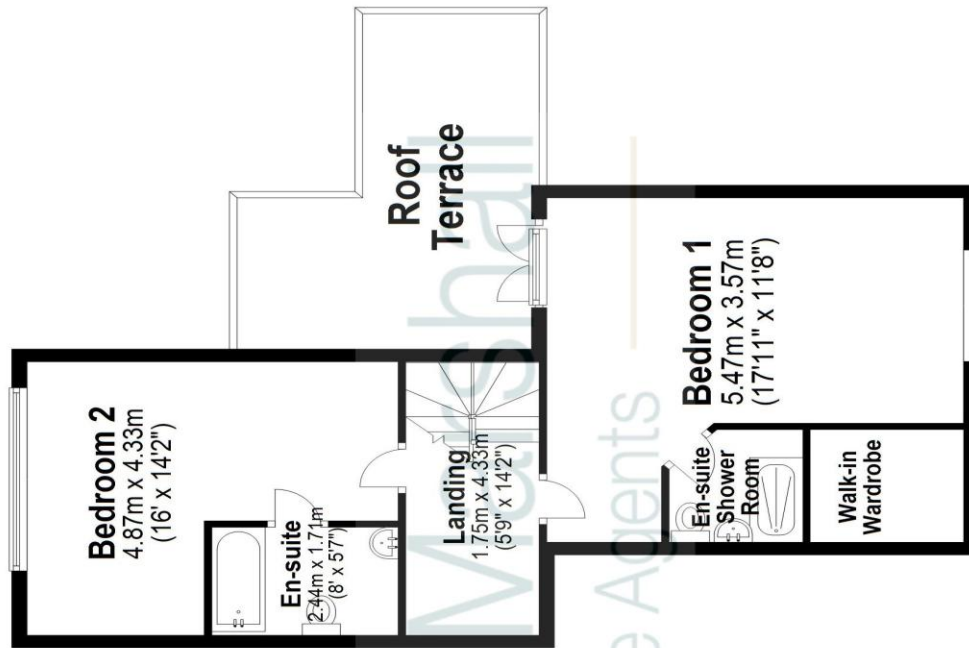




**Ground Floor**  
Approx. 115.0 sq. metres (1237.6 sq. feet)



**First Floor**  
Approx. 59.2 sq. metres (636.9 sq. feet)



Total area: approx. 174.1 sq. metres (1874.5 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.