



“Bridge House”, Marsh Lane, Nantwich CW5 5TH





FOR SALE BY INFORMAL TENDER ON FRIDAY 10TH MAY 2024 12 NOON. GUIDE PRICE £650,000 - £700,000 PLUS An exceptionally rare opportunity to acquire an original and sympathetically appointed and presented period Lengthsman house upon the Shropshire Union Canal by Marsh Lane bridge on the edge of Nantwich standing in established gardens extending to 0.46 of an acre with direct access to the towpath. Three double bedrooms, two reception rooms, hall, pantry, kitchen, shower room and separate WC. Driveway, large gardens, piggery and courtyard. NO CHAIN. Early viewing highly recommended.

- FOR SALE BY INFORMAL TENDER ON FRIDAY 10TH MAY 2024 AT 12 NOON
- A delightful canal side period former Lengthsman house
- In a fine position on the edge of Nantwich by Marsh Lane bridge
- Standing in extensive established gardens and orchard to 0.46 of an acre
- Of significant character and with much original charm and appeal
- Three double bedrooms, two reception rooms
- Hall, pantry, kitchen, shower room, separate WC
- Large gated entrance drive, garden courtyard, piggery, two garden sheds
- NO CHAIN, early viewing advised

Agents Remarks

"Bridge House" has been a treasured family home for almost a century and has never been offered to the marketplace before. The property was occupied by the last Lengthsman on the Shropshire Union Canal and the property today retains much original character and charm whilst incorporating all modern comforts. The property retains its original quarry tiled flooring, fire grates to first floor bedrooms, period panel doors and door furniture.



Informal Tender

The property is offered to the market and sealed bids are invited by no later than Friday 10th May 2024 at 12 noon.

The vendors reserve the right to not accept any or the highest offer. All offers will be regarded as best and final offers and consideration will be made for the purchasers ability to proceed in accordance with the vendors wishes.

Offers are invited prior to tender but no decision will be taken until after the tender date.

Property Details

A handsome original exposed period pine panelled door leads to:

Reception Hall

With an attractive staircase incorporating half landing ascending to first floor, under stairs cupboard, wall mounted radiator, half height timber wall panels, quarry tiled flooring and an exposed Scotch pine panel door leads to:

Lounge 12' 1" x 12' 0" (3.68m x 3.67m)

A delightful reception room with an attractive multi fuel burning stove upon polished granite hearth inset within chimney breast with mantel over, coved ceiling, ceiling rose, uPVC double glazed window to front elevation, double radiator, exposed pine panel doors to fitted cupboards incorporating shelving and quarry tiled flooring.

From the Reception Hall an exposed Scotch pine panel door leads to:

Dining Room 13' 4" x 10' 4" (4.07m x 3.16m)

With uPVC double glazed window to front elevation, dado rail, half height wall panels, gas fired log burning stove upon polished granite hearth inset within chimney breast, wall light points, original meat hanging hooks, quarry tiled flooring, wall mounted radiator and a braced exposed Scotch pine panel door leads to:

Pantry

With wall mounted combination gas fired central heating boiler, uPVC double glazed window to East elevation, two wall mounted cupboards and base unit comprising cupboards and drawers.

From the Dining Room a braced exposed Scotch pine door leads to:

Kitchen 8' 0" x 8' 4" (2.43m x 2.55m)

With uPVC double glazed windows to East and West elevations, uPVC double glazed door to outside, base units comprising cupboards and drawers, built-in cupboard with shelving, single drainer sink, plumbing



for washing machine, plumbing for dishwasher, electric cooker point, half tiled walls and an exposed Scotch pine door leads to:

Wet Floor Shower Room

With wall mounted Triton electric shower, vanity wash basin with cupboards beneath, chrome radiator, uPVC double glazed window, wall mounted radiator and an exposed Scotch pine door leads to:

WC

With radiator, uPVC double glazed window and WC.

First Floor Landing

With access to loft, radiator, uPVC double glazed window providing lovely views over the Dorfold Estate and canal and an exposed Scotch pine panel door leads to:

Bedroom One 12' 1" x 12' 0" (3.68m x 3.67m)

With a recessed cast iron fire grate inset within surround and chimney breast, radiator and uPVC double glazed window overlooking the canal.

Bedroom Two 9' 1" x 10' 4" (2.77m x 3.16m)

With a recessed cast iron fire grate inset within surround, uPVC double glazed window to West elevation overlooking the canal and radiator.

Bedroom Three 8' 6" x 10' 4" (2.60m x 3.16m)

With uPVC double glazed window to East elevation providing aspects to hills in the distance and radiator.

Externally

The property is set back from the canal within neat privet and holly hedging with two gate pillars incorporating a pedestrian wrought iron gate allowing access to and from the towpath. The delightful gardens extend to all sides and benefit from gravel pathways and a herringbone block paved approach. The property can be accessed from Marsh Lane which leads through arbours and enjoys an abundance of fruit bearing trees and established specimen trees, flower beds and borders. The property further benefits from a covered courtyard area within walling benefiting from South West facing views. There is a former pig sty in the grounds with low stone capped walling and a gateway. Two useful timber garden sheds stand within the gardens.

Tenure

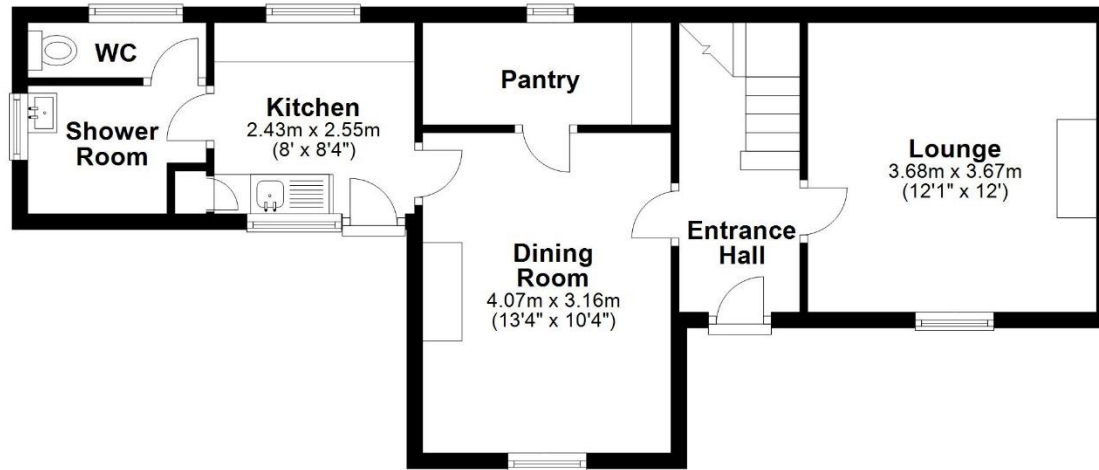
Freehold.





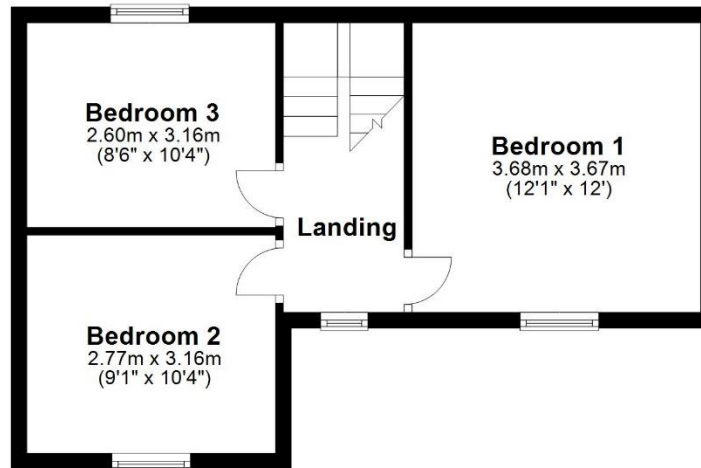
Ground Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.2 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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarpoley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441