



18 Birchin Lane, Nantwich CW5 6JT





A highly individual detached bay fronted period house in a fine sought after position with open views and fields to the rear affording extended accommodation and incorporating a ground floor bedroom suite with shower room, three first floor bedrooms, family bathroom, three reception rooms, large open plan living family dining kitchen and utility room. Large driveway and established gardens. NO CHAIN. Viewing highly recommended.

- An individual bay fronted detached house
- With open fields and aspects to the rear
- In a highly sought after location nearby to Nantwich town centre
- Within established gardens and with large driveway
- With further potential for considerable extension
- Three first floor bedrooms and bathroom
- Spacious ground floor accommodation with lounge living room and open plan family dining kitchen
- Ground floor bedroom suite with shower room, large utility room
- NO CHAIN
- Viewing highly recommended

#### Agents Remarks

This substantial bay fronted period house stands in a fine location bordering open fields nearby to Nantwich town centre and offers some further potential if required for extension (subject to necessary planning permission). The house has been improved and enhanced in recent years and incorporates a ground floor bedroom and adjoining wet floor shower room. The lounge benefits from a large Inglenook fireplace and Oak flooring throughout. 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. 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 hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

### Property Details

The property is set back from Birchin Lane behind low brick walling within established gardens with a driveway providing excellent parking facilities which leads to the side of the house. A raised block paved step beneath a covered porch leads to a uPVC double glazed door allowing access to:

### Reception Hall

With a spindle staircase ascending to first floor, Oak flooring, original leaded and stained glass window to front elevation, door to under stairs cloaks cupboard, radiator and a door leads to:

### Lounge 10' 10" x 14' 6" (3.31m x 4.42m)

With a uPVC double glazed bay window to front elevation incorporating fitted plantation shutters, radiator, recessed fireplace incorporating a log burning stove within stone surround and with mantel over.

From the Reception Hall a door leads to:

### Open Plan Living Family Dining Kitchen 34' 0" max x 22' 10" max (10.36m max x 6.96m max)

### Living Area

With a uPVC double glazed window to side elevation, fitted cupboards incorporating shelving, wall mounted contemporary radiator, tiled flooring and open access to:

### Kitchen

Comprehensively equipped with a full range of gloss fronted base and wall mounted units, attractive quartz working surfaces, quartz upstands, peninsular dining counter with a wealth of cupboards and drawers beneath, built-in double electric oven and grill, five ring gas hob with filter canopy over, underslung sink with mixer tap, American style fridge freezer, recessed ceiling lighting, tiled flooring, uPVC double glazed door to front and open access leads to:

### Dining and Sitting Area

With partially vaulted ceiling, two velux windows, recessed ceiling lighting, uPVC double glazed doors to rear gardens, Oak flooring, radiator, Inglenook fireplace upon raised slate hearth incorporating



recessed fire with log burning stove and split tile detail to rear and original diamond leaded windows to either side of Inglenook.

From the Kitchen a door leads to:

#### Hall

With tiled flooring, two uPVC double glazed windows to front elevation, radiator, recessed ceiling lighting and a door leads to:

#### Shower Room

With a fully tiled wet floor shower enclosure, vanity wash basin, WC and recessed ceiling lighting.

From the Hall a door leads to:

#### Bedroom Four 9' 0" x 9' 10" (2.75m x 2.99m)

With uPVC double glazed window to rear elevation and radiator.

The Hall continues to:

#### Utility/Laundry Area 17' 3" x 5' 3" (5.26m x 1.60m)

With tiled flooring, a superb range of base and wall mounted units, tall cupboard incorporating a pressurised cylinder system and wall mounted gas fired central heating boiler, uPVC double glazed door to rear gardens, single drainer sink unit with mixer tap, integrated freezer and tall cupboard with shelving.

#### First Floor Landing

With hinged access to loft incorporating retractable ladder and a door leads to:

#### Bedroom One 10' 10" x 14' 6" (3.31m x 4.42m)

With uPVC double glazed window to front elevation, radiator and full width wardrobes with sliding doors to front.

#### Bedroom Two 15' 1" x 8' 10" (4.60m x 2.70m)

With uPVC double glazed window to rear elevation providing lovely aspects over open fields, fitted double wardrobe with sliding door to front and radiator.

#### Bedroom Three 15' 1" x 8' 2" (4.60m x 2.50m)

With uPVC double glazed window to rear elevation and radiator.

#### Bathroom

With a freestanding claw and ball slipper bath incorporating shower, vanity wash basin, WC, part tiled walls, tiled shower enclosure and uPVC double glazed window.



### Attic

Fully insulated with retractable ladder.

### Externally

The property benefits from established enclosed lawned gardens to the rear with a raised paved patio area, garden shed and established flower beds and borders.

### Tenure

Freehold.

### Services

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

### Viewings

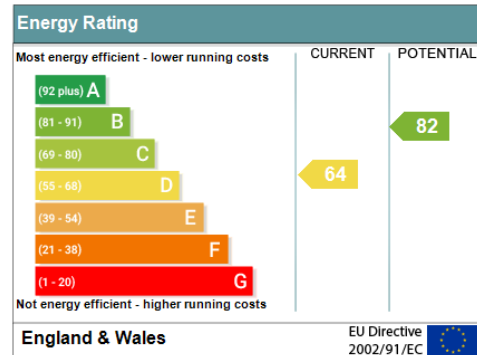
Strictly by appointment only via Cheshire Lamont.

### Directions

Proceed along Crewe Road and after passing Mount Drive on the left hand side take the next left turning onto Birchin Lane and the property is situated on the right hand side.

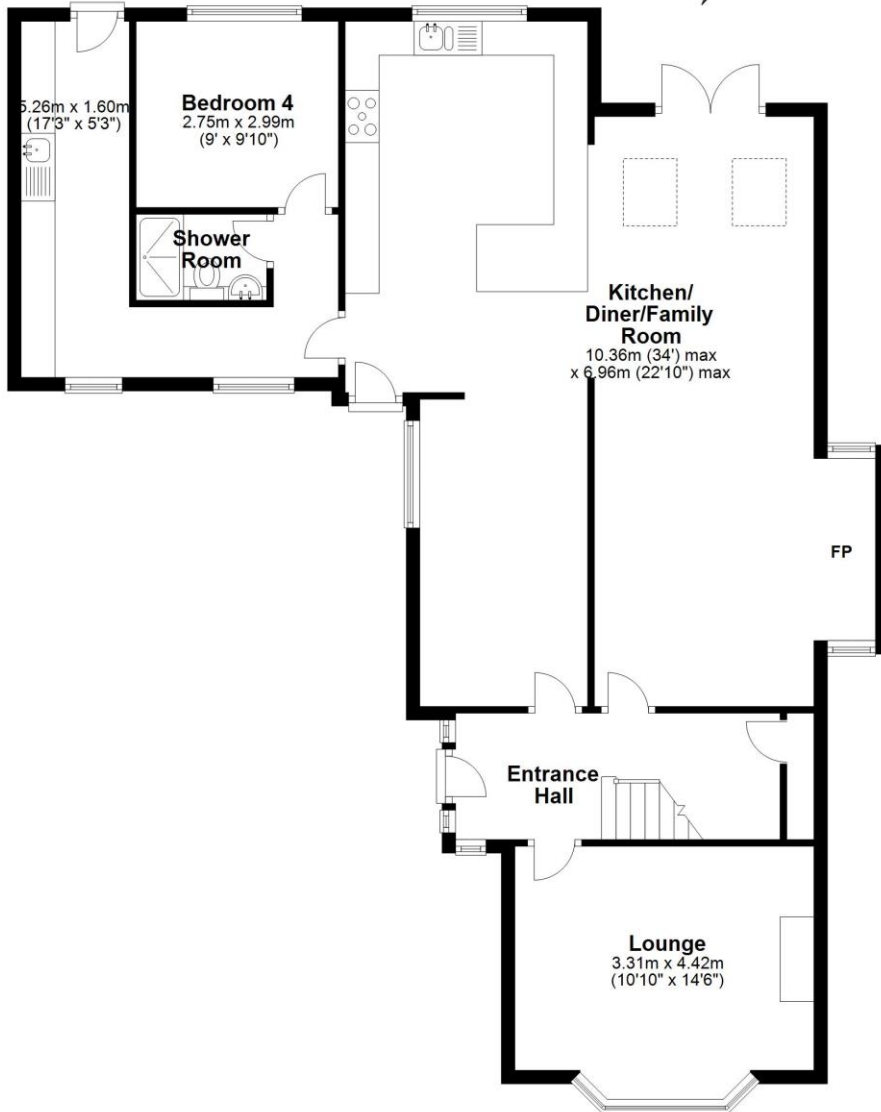


Address: 18 Birchin Lane, NANTWICH, CW5 6JT  
RRN: 2809-3038-7205-2594-1200



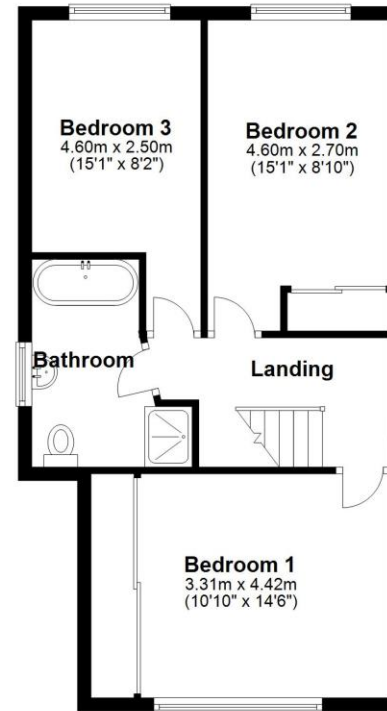
### Ground Floor

Approx. 113.8 sq. metres (1225.2 sq. feet)



### First Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.



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