



“Cheveley”, 105 Millstone Lane, Nantwich CW5 5PH





An impeccably enhanced and extended bay fronted period house in a fine location near to the town centre affording a stunning blend of outstanding Victorian architecture and sensational contemporary design and style. Incorporating and retaining much original charm, character and appeal with four bedroom accommodation arrayed over three floors and a stunning contemporary extension overlooking extensive South West facing terrace and private gardens. Viewing highly recommended.

- A fine period bay fronted residence in a superb location
- Combining delightful Victorian style, character and features
- With an exceptional contemporary extension and large second floor bedroom suite
- Private South West facing lawned rear gardens and extensive patio terracing
- Four bedrooms, en-suite and family bathroom
- Stunning vaulted open plan living zone with full glazed gable elevation
- Comprehensively appointed luxurious contemporary kitchen, laundry room and cloakroom
- Bay fronted lounge and separate sitting room with log burner
- Balcony to first floor bedroom and views to Nantwich Church from second floor bedroom suite
- Off road parking for two vehicles and potential garage location

#### Agents Remarks

This fine example of Victorian architecture stands within a superb position nearby to the town centre. The bay fronted balconied house is one of just a handful and has been comprehensively and meticulously enhanced, extended and improved to a significant standard offering a delightful blend of period contemporary style to 2000 sqft of accommodation over three floors. The house benefits further from off road parking for two cars and a timber garden shed



within the garden. There is a possibility, subject to planning consent, to erect a detached garage within the rear garden. 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, Crewe mainline Railway Station and the forthcoming HS2 northern hub. Whatever your interest you'll find plenty to do in Nantwich.

#### Property Details

A paved path at the front leads to a raised step and to a sectional glazed panel door which leads to:

#### Enclosed Entrance Porch

With quarry tiled floor and a sectional glazed panel door leads to:

#### Reception Hall

A stunning entrance to the property with a handsome spindle staircase ascending to first floor, wooden floor throughout, radiator within panel, dado rail, high moulded coved ceiling, picture light and an exposed pine panel door within exposed architrave leads to:

#### Lounge 16' 9" max x 12' 4" (5.11m max x 3.76m)

A handsome room with a deep recessed fireplace within attractive surround and raised tiled hearth, dado rail, picture rail, high moulded coved ceiling, box bay window to front elevation incorporating original exposed pine sash window, double radiator and exposed wooden floor.

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

#### Sitting Room 13' 4" x 10' 4" (4.07m x 3.14m)

With uPVC double glazed windows to side elevation, radiator, recessed fireplace incorporating contemporary log burning stove with attractive surround upon raised hearth, dado rail, picture rail, high moulded coved ceiling and wooden floor.

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

#### Hallway

With wide tiled floor and an exposed sectional glazed pine door leads to:

#### Utility Room

With tiled floor, plumbing for washing machine, two wall mounted cupboards, cloaks area and open access to a sensational open plan family dining kitchen with superb vaulted living room.



### Side Hall

With partially vaulted roof incorporating Velux window, uPVC double glazed composite door to side and double doors to built-in utility cupboard incorporating Worcester combination gas fired central heating boiler.

From the Hallway an exposed pine panel door leads to:

### Cloakroom

With WC, vanity wash basin with cupboards beneath, uPVC double glazed window to side elevation, tiled splashback and sill and exposed brick walling.

From the Hallway open access leads to:

**Open Plan Living Family Dining Kitchen 49' 0" max x 14' 1" max (14.94m max x 4.29m max)**

### Kitchen Area

A sensational kitchen with high vaulted ceiling incorporating four Velux rooflights, full range of attractive base and wall mounted units, attractive quartz working surfaces and upstands, twin built-in Siemens electric ovens, Siemens induction hob with filter canopy over, central dining counter with cupboards beneath and butchers block working surface, integrated dishwasher, niche for American style fridge freezer, wide tiled floor and stunning aspects to:

### Living Area/Garden Room

A glorious Oak framed gabled West facing elevation incorporating double glazing, wide tiled floor, six Velux rooflights, windows to side elevation and enjoying delightful aspects over enclosed private West facing lawned gardens with extensive Indian stone paved patio.

### First Floor Landing

With a further inner landing, spindle staircase ascending to second floor, dado rail, picture rail, coved ceiling, recessed ceiling lighting and an exposed pine panel door leads to:

**Bedroom Two 16' 11" max x 16' 1" (5.16m max x 4.91m)**

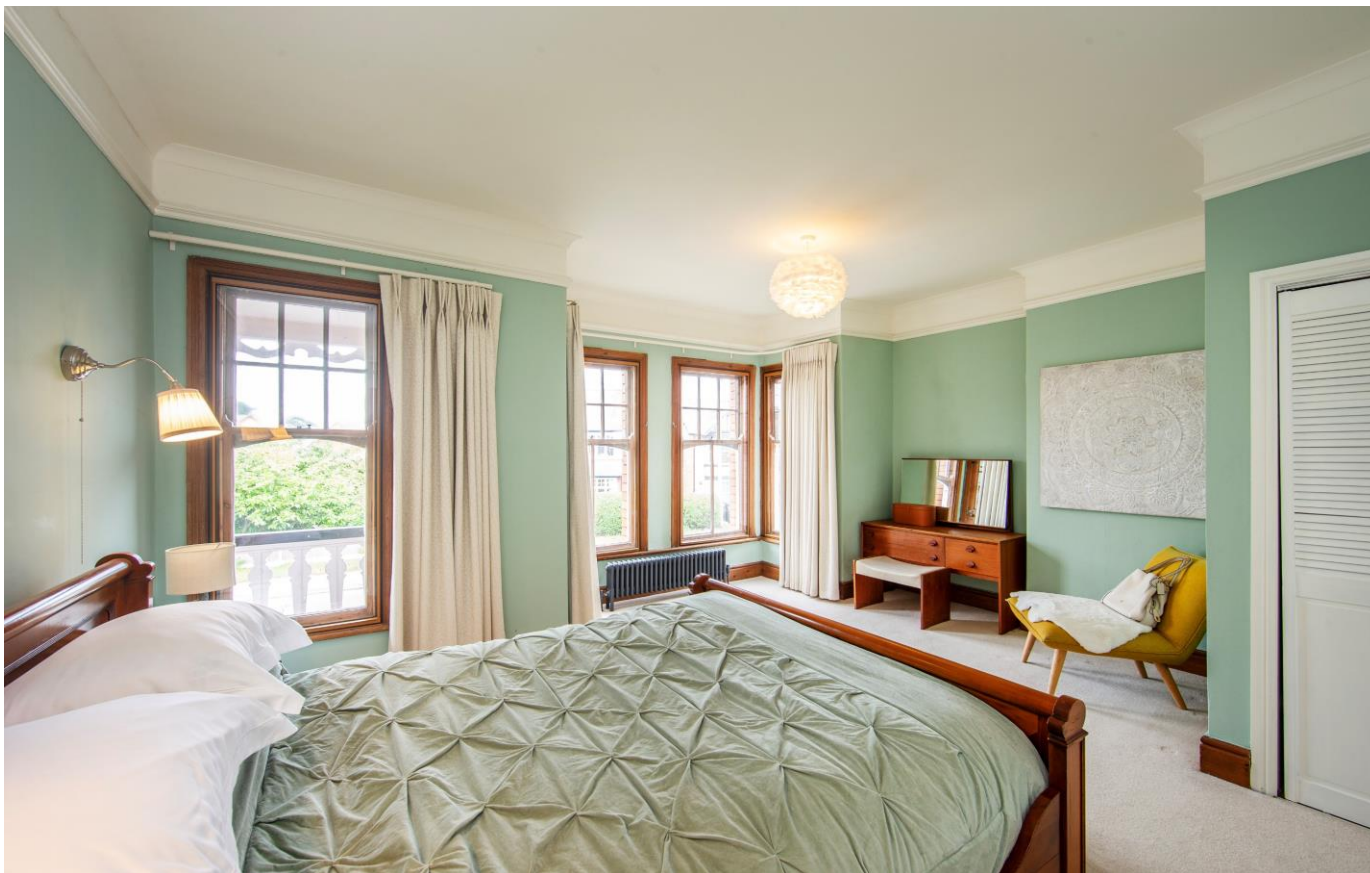
A stunning room with a large box bay window to front elevation incorporating secondary glazed exposed pine original sash window, further windows, antique column radiator, picture rail, coved ceiling, wall light points and fitted wardrobes incorporating railing and shelving.

**Bedroom Three 13' 6" x 10' 6" (4.12m x 3.20m)**

With double radiator, cast iron fireplace, uPVC double glazed window to rear elevation, picture rail and fitted wardrobes.

**Bedroom Four 11' 0" max x 10' 9" (3.35m max x 3.28m)**

With radiator, uPVC double glazed window to rear elevation and coved ceiling.



### Family Bathroom

With a P-shaped bath incorporating curved shower screen and overhead shower, tiled walls, tiled floor, Corian fitted bathroom suite with cupboards beneath and incorporating WC and sink with mixer tap, fitted mirrors with shelving, uPVC double glazed window to side elevation and coved ceiling.

### Second Floor Landing

With uPVC double glazed window to West elevation, fitted low level door to large loft storage room and a door leads to:

### Principal Loft Suite 23' 8" x 11' 4" max (7.22m x 3.46m max)

A superb room with uPVC double glazed double doors to Juliet balcony affording West facing views towards Nantwich Church, full height uPVC double glazed window, double radiator, fitted wardrobes incorporating railings and shelving, recessed ceiling lighting, exposed ceiling beams and a door leads to:

### En-Suite Shower Room

With walk-in shower cubicle incorporating folding screen door and overhead shower, tiled walls, tiled floor, wall mounted wash basin, WC, chrome towel radiator and Velux rooflight to front elevation.

### Externally

The property benefits from delightfully enclosed private West facing gardens, screened and secluded to all sides by high wooden fencing and neat conifer hedging with a lawned garden area, large Indian stone paved patio, mature trees, timber garden shed and a pedestrian gate leads to two parking areas with provision for a garage to the rear if required.

### Tenure

Freehold.

### Services

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

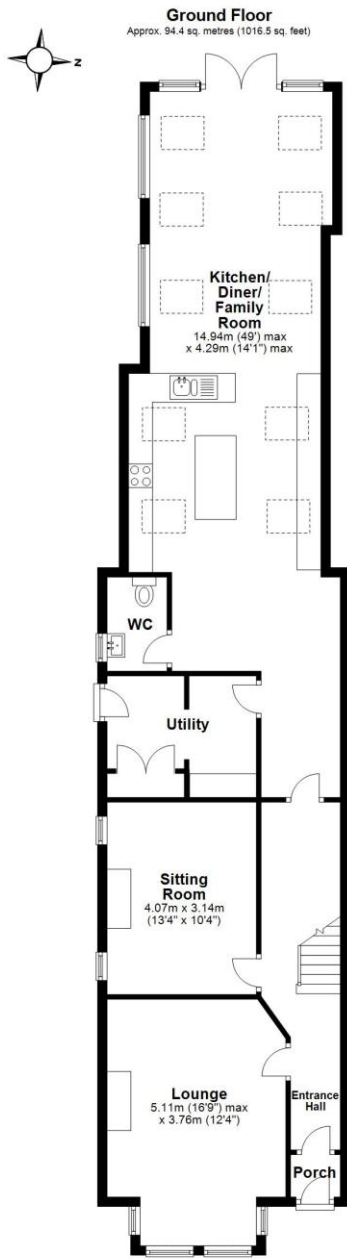
### Viewings

Strictly by appointment only via Cheshire Lamont Limited.

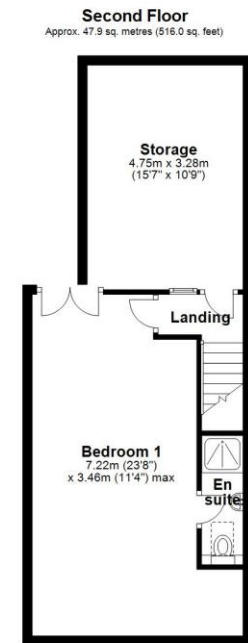
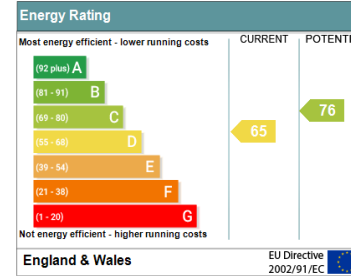
### Directions

From our Nantwich office turn left along Millstone Lane at Churches Mansions and continue for approximately 300 yards and the property is located on the left hand side.





Address: 105 Millstone Lane, NANTWICH, CW5 5PH  
RRN: 9537-4728-3200-0661-9226



Floorplan is for illustrative purposes only  
Plan produced using PlainUp.



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