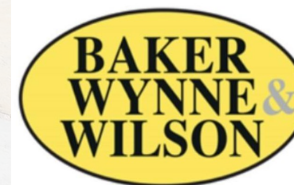




The Coach House, 69A Crewe Road, Nantwich, CW5 6HX
Guide Price £795,000



In association with



A GRACEFUL GEORGIAN STYLE
DETACHED HOUSE WITH A SOUTH
WEST FACING WALLED GARDEN, .70
OF A MILE FROM NANTWICH TOWN
CENTRE.

SUMMARY

Reception Hall, Cloakroom, Drawing
Room, Dining Room, Kitchen/Breakfast
Room, Utility Room, Bedroom No.
4/Study, Rear Porch, Galleried Landing,
Sitting Area, Principle Bedroom with
Ensuite Bathroom and Dressing Room,
Bedroom No. 2 with Ensuite Bathroom,
Inner Landing, Bedroom No. 3, Bathroom,
Integral Garage, Gas Underfloor Heating,
Solar Panels, Double Glazed Windows,
Car Parking Space, Gardens.



DESCRIPTION

The Coach House was built by Wilton Construction of brick under a slate roof and is approached over a sweeping shared (with Whitewell House) tarmac drive leading to its own York stone flagged entrance drive. The house was built in 1992 by our clients family for their own enjoyment and use. Accordingly, the house was designed, constructed and finished to a specification far beyond the norm and in addition, the landscaping works were completed with long term enjoyment in mind. The Coach House was built in the grounds of Whitewell House, an early 19th Century, grade II listed, building. Whitewell House, owned by our clients, has been used as offices since the 1970's.

Internally the house has a stylish design that combines light and elegance with practicality and style. The house extends to about 2,500 square feet (gross internal) plus the integral garage (340 square feet). The amount of natural light, together with the direct access to the gardens from the house on the ground floor makes for a superb combination.

The gardens enjoy privacy whilst minimising maintenance. There are York stone flagged seating areas to the West and East for alfresco dining.



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LOCATION & AMENITIES

The Coach House lies on the Eastern confines of Nantwich about .70 of a mile from the town centre. Nantwich is a charming market town in Cheshire, set beside the river Weaver with a Medieval street pattern. The town, renowned for its history in the salt and tanning industry, today contains an excellent range of urban facilities which combine with a number of interesting buildings to provide a most pleasing living and working environment. Nantwich is a popular and prosperous town hosting a range of bars, restaurants and cafes with renowned delicatessens and butchers, all sitting comfortably along side national retail outlets.

The A51 and Nantwich bypass provides swift access to the M6 North and South, whilst Chester and Stoke on Trent can be reached in just 30 minutes each, by car. Manchester airport is about a 45 minute drive.

Approximate Distances:

Crewe 4 miles

M6 Motorway (junction 16) 11 miles

The Potteries 15 miles

Chester 24 miles

DIRECTIONS

From our Nantwich office proceed along

Beam Street, pass the bus station and at the traffic lights turn right onto Millstone Lane, at the mini roundabout turn left onto Crewe Road, proceed for 300 yards, turn left immediately after Whitewell Close (signed Whitewell House) continue over a sweeping tarmacadam drive and the entrance to The Coach House will be observed straight ahead.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

15'8" x 10'4"

Gallery above, dado rail.

CLOAKROOM

6'8" x 3'3"

White suite comprising low flush W/C and vanity unit with inset hand basin, fully tiled walls.

DRAWING ROOM

20'7" x 15'3"

Open fireplace with marble inset and hearth and Adams style surround, three full height South facing double glazed sash windows, double glazed French windows to terrace, ceiling cornices, dado rail.

DINING ROOM

23'3" x 10'0"

Two full height double glazed sash windows, picture lights, ceiling cornices, dado rail.

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KITCHEN/BREAKFAST ROOM

17'3" x 11'2"

Excellent range of oak Clive Christian fitted furniture comprising floor standing cupboard and drawer units with Corian worktops, wall cupboards, tall floor standing cupboard units, AEG integrated oven and four burner AEG induction hob unit with Bosch extractor hood above, Bosch integrated refrigerator/freezer, integrated Bosch dishwasher, island unit, two double glazed sash windows, Amtico floor.

UTILITY ROOM

11'4" x 5'6"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer unit with worktop, wall cupboards, tall fitted cupboard, plumbing for washing machine, access to loft, door to garage.

INNER HALLWAY

16'2" x 3'2"

Dado rail, ceiling cornices, inset ceiling lighting.

BEDROOM NO. 4/STUDY

11'10" x 11'6"

Fitted desk/dressing table, double glazed sash window, inset ceiling lighting, ceiling cornices.

REAR PORCH

5'8" x 4'8"

Double glazed sash window. Access to courtyard garden at the side.

STAIRS TO FIRST FLOOR GALLERIED LANDING

Sitting area 15'8" x 11'1"

Two double glazed sash windows, double glazed arched window, dado rail.

INNER LANDING

Double glazed sash window, ceiling cornices, dado rail, inset ceiling lighting, built in linen cupboard.

PRINCIPLE BEDROOM

15'2" x 13'8"

Three fitted mahogany double wardrobes, three double glazed windows, (including a circular window), ceiling cornices, inset ceiling lighting, two bed lights.

ENSUITE BATHROOM

9'8" x 9'1"

White suite comprising corner bath, low flush W/C and vanity unit with inset hand basin, shower cubicle with shower and seat, fitted cupboards, mirror fitting with light above, fully tiled walls, radiator/towel rail.



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DRESSING ROOM

9'8" x 5'6"

Fitted shelving and hanging fittings, double glazed sash window. Double glazed sash window.

BEDROOM NO. 2

11'10" x 11'5"

Fitted triple wardrobe, wall lights.

ENSUITE BATHROOM

11'3" x 6'5"

Cream coloured suite comprising panel bath with Mira shower over, low flush W/C and vanity unit with inset hand basin, tiled floor, access to loft, radiator/towel rail.

INNER LANDING

Double glazed sash window.

BATHROOM

11'1" x 6'5"

Cream coloured suite comprising panel bath with Mira shower over, low flush W/C and vanity unit with inset hand basin, tiled floor, shaver point, radiator/towel rail.

BEDROOM NO. 3

15'3" x 13'7"

Three fitted mahogany double wardrobes, three double glazed picture windows, double wall light.

OUTSIDE

Integral GARAGE 22'4" x 15'3" electrically operated up and over door, personal door, Viessman gas fired boiler and cylinder. Door to courtyard at the rear of the property.

York stone flagged car parking and turning area. Summer house. Garden shed. Block paved yard with exterior light and tap.

Site plan for identification purposes only.

GARDENS

The principle walled garden enjoys a South Westerly aspect. It features a York stone flagged terrace with steps to lawn, borders, shrubs and York stone flagged path. To the rear there is a York stone and gravel garden with rose beds.

NB: Map is for identification purposes only.

SERVICES

All mains services are connected to the property. Gas fired underfloor heating to ground and first floors. Solar panels. N.B. Tests have not been made of electrical, water and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

VIEWINGS

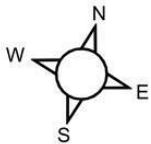
Viewing by appointment with the joint selling agents Baker, Wynne and Wilson 01270 625214 and Legat Owen of Chester 01244408288.



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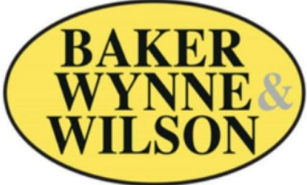
The Coach House, Crewe Road, Nantwich
Approximate Gross Internal Area
Main House = 2507 Sq Ft/233 Sq M
Garage = 341 Sq Ft/32 Sq M
Total = 2848 Sq Ft/265 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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