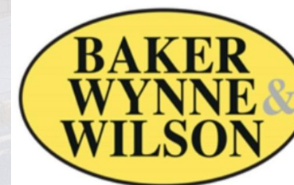




Shoemaker's House, 41 Welsh Row, Nantwich, CW5 5EW

Guide Price £375,000



In association with





A CHARMING, DOUBLE FRONTED, 17TH CENTURY, GRADE II LISTED PERIOD TOWN HOUSE WITH A LOVELY WALLED GARDEN AND CAR PARKING SPACE.

#### SUMMARY

Entrance Porch, Breakfast/Dining Room, Sitting Room, Kitchen, Entrance Hall, Cloakroom, Landing, Three Double Bedrooms, Bathroom, Gas Central Heating, South Facing Walled Courtyard Garden, Pedestrian Access to the side. Car Parking Space.



**BAKER  
WYNNE &  
WILSON**





## DESCRIPTION

Shoemaker's House, constructed of brick under a tiled roof, is believed to date back to the late 17th Century. It is a hugely appealing period home of character, located in the heart of Nantwich offering tasteful, well planned accommodation with a parking space and South facing courtyard garden to the rear. Layout wise the house provides 1,220 square feet of space and has three double bedrooms, two reception rooms, a large hallway and kitchen.

Shoemaker's House comes to the market for the first time in 35 years. The warmth, appeal and lovely atmosphere of this special home can only be fully recognised when viewed.





## LOCATION & AMENITIES

Shoemakers House lies on the South side of Welsh Row, which Nicolaus Pevsner calls "the best street in Nantwich". 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. 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 several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

## APPROXIMATE DISTANCES

Nantwich town centre 5 minutes walking distance

Crewe Railway Station 4 miles

(London Euston 90 minutes,

Manchester 40 minutes)

M6 motorway (junction 16) 10 miles

Chester 40 miles

Stoke on Trent 40 miles

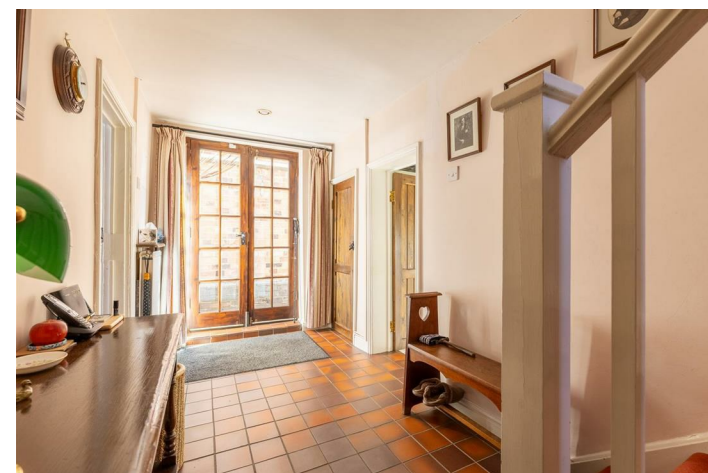
Manchester Airport is about a 45 minute drive.

## DIRECTIONS - CW5 5EW

Proceed West out of Nantwich along Welsh Row and the property is located on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:





### ENTRANCE PORCH

Quarry tiled floor.

### DINING/BREAKFAST ROOM

14'11" x 8'1"

Exposed beam and wall timbers, radiator.

### KITCHEN

14'11" x 8'11" plus recess

Single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, plumbing for washing machine and dishwasher, AEG integrated oven and grill, Zanussi four burner hob unit with extractor hood above, inset ceiling lighting, quarry tiled floor, Worcester gas fired central heating boiler (2023), exposed beam, inset ceiling lighting, radiator.

### ENTRANCE HALL

16'6" x 6'1"

Double doors providing access to Welsh Row and

courtyard garden. Quarry tiled floor, downstairs store, built in cloaks cupboard, inset ceiling lighting, radiator.

### CLOAKROOM

Fully tiled walls, white suite comprising low flush W/C and hand basin, radiator.

### SITTING ROOM

13'3" x 12'1"

Timber fire surround with cast inset and grate, living flame coal effect gas fire, beamed ceiling, three windows, four double wall lights, radiator.

### STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

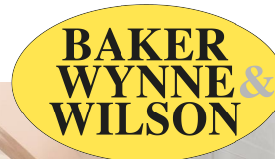
13'8" x 6'10"

Cylinder and airing cupboard, exposed beams, radiator.

### BEDROOM NO. 1

13'3" x 11'9"

Vaulted ceiling, three windows, radiator.





#### **BEDROOM NO. 2**

15'2" x 11'4"

Secondary glazed window, radiator.

#### **BEDROOM NO. 3**

14'5" x 8'8"

Exposed wall timbers, secondary glazed window, radiator.

#### **BATHROOM**

6'8" x 5'11"

Fully tiled walls, white suite comprising panel bath with Triton shower over, low flush W/C and pedestal hand basin, bathroom cabinet with mirrored doors, mirror and light fitting, radiator/towel rail.

#### **OUTSIDE**

Pedestrian access to Welsh Row. Outside tap. Exterior lighting. Outside power point. Tarmacadam parking space for one car.

#### **GARDEN**

Walled flagged courtyard garden with raised planter. The South facing rear garden measures 23 feet maximum (16 feet minimum) by 17 feet.

#### **SERVICES**

All mains services are connected to the property.

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

#### **TENURE**

Freehold.

#### **COUNCIL TAX**

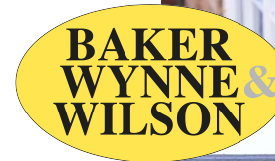
Band E.

Payable 2025/26 £2,951.63

#### **VIEWING**

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214











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