



TOWNWELL HOUSE | 52 WELSH ROW | NANTWICH | CHESHIRE | CW5 5EJ | GUIDE PRICE £1,150,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Townwell House, 52 Welsh Row, Nantwich, Cheshire, CW5 5EJ

A magnificent Grade II listed* early Georgian Eight Bedroom Town House. Arranged over three versatile and characterful floors extending to approximately 6371 sq. ft.

The beautifully presented accommodation with a vast array of original features has been carefully restored and is considered by many to be one of Nantwich's most iconic properties.

Reception Hall, Drawing Room, Panelled Dining Room, Kitchen & Scullery. Eight Bedrooms, Study/Bedroom Seven, Three Bathroom, One Shower Room, Dressing Room. Former Wig Room, Children's Sitting Room, Courtyard, Garage and Walled Gardens.

The beautifully landscaped walled gardens presents an 'oasis' of outdoor space in the centre of the town and extends to an estimated 0.182 Acres (0.074 Ha).

Within a conservation area nearby to the town centre.





(WELSH ROW STREET SCENE)

DIRECTIONS

Proceed out of town along Welsh Row and Townwell House will be observed on the right hand side.

DESCRIPTION

A quite exceptional Grade II* listed early Georgian townhouse, affording superbly appointed accommodation, incorporating a wealth of original features and appeal, providing 6371 square feet of accommodation over three floors with eight bedrooms. Sympathetically enhanced to provide a stunning town centre residence of the highest calibre, on one of the finest streets in Cheshire.

A stunning Grade II listed early 18th century residence in historic Nantwich, one of the town's most iconic properties in a delightful location. Affording immense character and retaining many original features. Carefully and sympathetically enhanced throughout to the highest standard. Providing a superb array of adaptable accommodation over three floors with a private walled garden.

Sympathetically refreshed by the current vendors to offer a magnificent family home with ample secure parking and walled gardens. The majority of the original features have been restored, including sash windows with operational shutters. The dining room is panelled with original marble open fireplace, and doorway to the drawing room with Palladian bow window and Adam style fireplace.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



REAR ELEVATION & WALLED GARDENS

PROPERTY DESCRIPTION AND GENERAL COMMENTS

Townwell House is an Early Georgian town house in Nantwich, Cheshire located at number 52 on the north side of Welsh Row. It dates from 1740, and is listed at grade II* I in the listing, English Heritage describes the building as 'important' and highlights its 'good central entrance'.

Townwell House is one of many Georgian buildings on Welsh Row, which Nikolaus Pevsner calls 'the best street of Nantwich'.

Townwell House is a large town house of three storeys and five bays, in red brick with stone dressings under a tiled roof. The prominent doorway has a stone surround with triple keystone decoration above; it is topped by a pediment supported by paired corbels. The windows of the front face all have stone sills and a horizontal stone band above, decorated with a single keystone. One of the first-floor windows at the rear features an arched top. The quoins are decorative and a stone string course separates ground and first floor levels. At the eaves level is a wooden cornice. The interior features panelling.





RECEPTION HALL

THE ACCOMMODATION

With approximate dimensions comprises:-

RECEPTION HALL

39' 5" x 10' 9" (12.01m x 3.28m) A magnificent painted entrance door. A welcoming reception hall running full length front to back with panelled oak staircase. Antique stone floor, lower painted panel walls, cornice to ceiling, walk-in understairs cloaks cupboard. Full length glazed Georgian panel door overlooking rear courtyard and gardens.

DINING ROOM

17' 9" x 16' 9" (5.41m x 5.11m) Original pine panelled walls to full 11 ft. ceiling height with ornate detailed cornice to ceiling, Georgian sash windows with operational shutters to front elevations. Large fireplace with raised hearth, original marble surround and exposed brick recess. Exposed oak flooring. Door to Reception Hall, Doorway to Drawing Room with elaborate architrave detail.





DINING ROOM





DRAWING ROOM

DRAWING ROOM

24' 11" x 17' 1" (7.59m x 5.21m) Deepening to 25ft into Palladian bow window overlooking rear courtyard and gardens, a magnificent entertaining room with fireplace incorporating Clearview multi-fuel burning stove, with marble surround and ornate Adam Style mantle. Coved ceiling. Covered radiator.

SNUG/SITTING ROOM

12' 10" x 10' 4" (3.91m x 3.15m) 11 foot ceiling height with ornate cornice, Georgian sash window to front elevation with original operational shutters, lower panelled walls. Fireplace with exposed brick and original timber mantle, ornate cornice, glazed door with ornamental arch to kitchen.





KITCHEN BREAKFAST ROOM





FRONT REAR FIRST FLOOR LANDING

SECOND KITCHEN

14' 9" x 13' 3" (4.5m x 4.04m) Range of built in wall and base units, extensive melamine work surfaces incorporating twin bowl stainless steel sink unit with drainer and mixer taps. Electric oven with four ring ceramic hob, plumbing for washing machine. Large window overlooking rear courtyard with adjacent external door, built in storage cupboards, tiled floor, door to inner hall. Radiator. Space for Dining Table.

INNER HALL

12' 4" x 5' 10" (3.76m x 1.78m) Quarry tiled flooring, range of elegant fitted bookshelves. Radiator. Internal door to garage/storeroom. (See later note). Doorway to Cloak Room.

CLOAKROOM/WC

Quarry tiled flooring. Low level WC. Hand-basin and heated towel rail. Door from Cloakroom through small lobby to Garden.

FIRST FLOOR

MAIN STAIRCASE

A magnificent staircase with wide oak treads and mahogany handrails rising from Reception Hall to first floor accommodation. The staircase divides off the lower landing to Front and Rear Main Landings.

REAR MAIN LANDING

With oak flooring and lower panelled walls, ornate cornice, large Georgian sash window overlooking rear courtyard and garden.





PRINCIPLE BEDROOM

PRINCIPLE BEDROOM

25' 1" x 17' 7" (7.65m x 5.36m) Deepening to 25' into magnificent Palladian bow window with central arch sash window section, lower panelled walls, ornate cornice and ceiling rose. Fireplace with original painted wooden surround. Extensive elegant fitted bookcases with cupboards. Exposed floorboards. Radiator.



BEDROOM TWO

19' 8" x 18' 3" (5.99m x 5.56m) Attractive views over rear garden. Corniced ceiling. A doorway and steps descend to Dressing Room. Radiator.

EN-SUITE BATHROOM

Panelled white bath with mixer taps serving hand held shower head, tiled splash backs, low level WC, pedestal wash hand basin, shelving and drawers in recess. Heated towel rail.

DRESSING ROOM

Fitted wardrobe and built in vented cylinder system. Window to courtyard. Doorway leads to Study.



BEDROOM TWO





FRONT MAIN LANDING

STUDY

10' 11" x 6' 4" (3.33m x 1.93m) Sectional window to Courtyard. Heritage roof light to East elevation, eaves storage cupboard. Radiator. Oak framed entrance to Ancillary Suite.

ANCILLARY SUITE/BEDROOM

12' 10" x 11' 11" (3.91m x 3.63m) A most useful room which offers adaptable usage. Two eaves storage cupboards, exposed oak purlins and beams, two Heritage roof lights and fitted oak shelving. Radiator. (Planning Permission has been granted for the installation of a complementary sash window).

BEDROOM THREE/STUDY

18' 4" x 10' 8" (5.59m x 3.25m) Entered from Bedroom Two and Front Main Landing. Original fireplace, cornice to ceiling. Fitted bookcase. Sash window to front elevation. Radiator. At present used as a study.

FRONT MAIN LANDING

Oak flooring, lower panelled walls, two sash windows to front elevation. Radiator. Doors to Bedroom Three and Bathroom.

BATHROOM

18' 6" x 17' 4" (5.64m x 5.28m) A glorious bathroom with exposed attractive recessed fireplace with tiled insert, half-height panels and two sash windows to front elevation. Ornate cornice. Twin vanity wash hand basins, with vanity surround, cupboards and drawers beneath with mixer taps. A central free standing bath with chrome shower and free standing taps over. A very large full height corner-fitted walk-in shower cubicle with full height screen and overhead shower. Low level WC. Two radiators with thermostats.





BATHROOM





STAIRCASE TO WIG ROOM/LANDING

SECOND FLOOR

UPPER STAIRCASE

From the principal first floor landing the oak staircase continues to the second floor accommodation. Stairs divide into two flights on upper landing with sky light.

BEDROOM FOUR

18' 9" x 17' 7" (5.72m x 5.36m) A glorious bedroom with 2 sash windows to the front elevation providing fine far reaching aspect over the town. Coved ceiling. Antique cast iron fireplace and inset grate. Two radiators with thermostats. Steps ascend to an inner landing.



WALK IN LINEN ROOM

Airing cupboard incorporating gas fired central heating boiler and fitted shelving.





BEDROOM SIX

BATHROOM TWO

15' 6" x 7' 1" (4.72m x 2.16m) Freestanding white Victorian roll top cast iron bath on ball and claw legs with mixer taps serving hand led shower head, bidet, low level WC, twin wash hand basin set into vanity unit with marble surround and storage cupboards beneath. Heated towel rail. Window overlooking rear garden. Radiator.



BEDROOM FIVE

13' 8" x 11' 0" (4.17m x 3.35m) With view over rear garden. Radiator.

BEDROOM SIX

10' 5" x 7' 7" (3.18m x 2.31m) With view over rear garden. Radiator. Walk in cupboard with shelves.

SHOWER ROOM

9' 2" x 8' 0" (2.79m x 2.44m) Low level WC, pedestal wash hand basin with tiled splash back, heated towel rail. Corner fitted walk-in shower cubicle with full height screen and overhead shower.





BEDROOM EIGHT

BEDROOM SEVEN

9' 5" x 9' 1" (2.87m x 2.77m) Window to side elevation. Radiator.

BEDROOM EIGHT

18' 8" x 11' 2" (5.69m x 3.4m) A charming room. Original fireplace with cast-iron inset. Sash window to front elevation affords extensive views over town. Coved ceiling. Radiator.

WIG ROOM

10' 9" x 4' 7" (3.28m x 1.4m) Originally used for drying wigs after powdering. Now provides useful storage space. Two sash windows to front elevation. Half-glazed door to landing.



WALLED REAR GARDEN

EXTERIOR

(See also attached Plan) (0.182 Acres).

Vehicular access is off Townwell Court by proceeding through an archway to the side of the property which leads to the brick pillared double timber entrance gates. These give access to the cobbled rear courtyard which serves as parking/turning area and in turn leads to the garage. The walled gardens to the rear are a particularly attractive feature being screened from adjacent properties by mature shrubs and trees. The gardens are principally laid to lawn, with stocked borders and incorporating a paved area with delightful pergola, power points and stone fountain. Large timber framed garden shed. Brick built store.

Garage/Store: 12.0 x 10.7 (3.65m x 3.22m)

Electric light, power points, internal door to inner hall, double doors to front.

EPC RATING: EXEMPT

COUNCIL TAX BAND: H

SERVICES

All mains services electric, drainage and electricity are either connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating.

NOTE: No tests have 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.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Viewing strictly through the selling agents by telephoning 01606 41318

SALES PARTICULARS AND PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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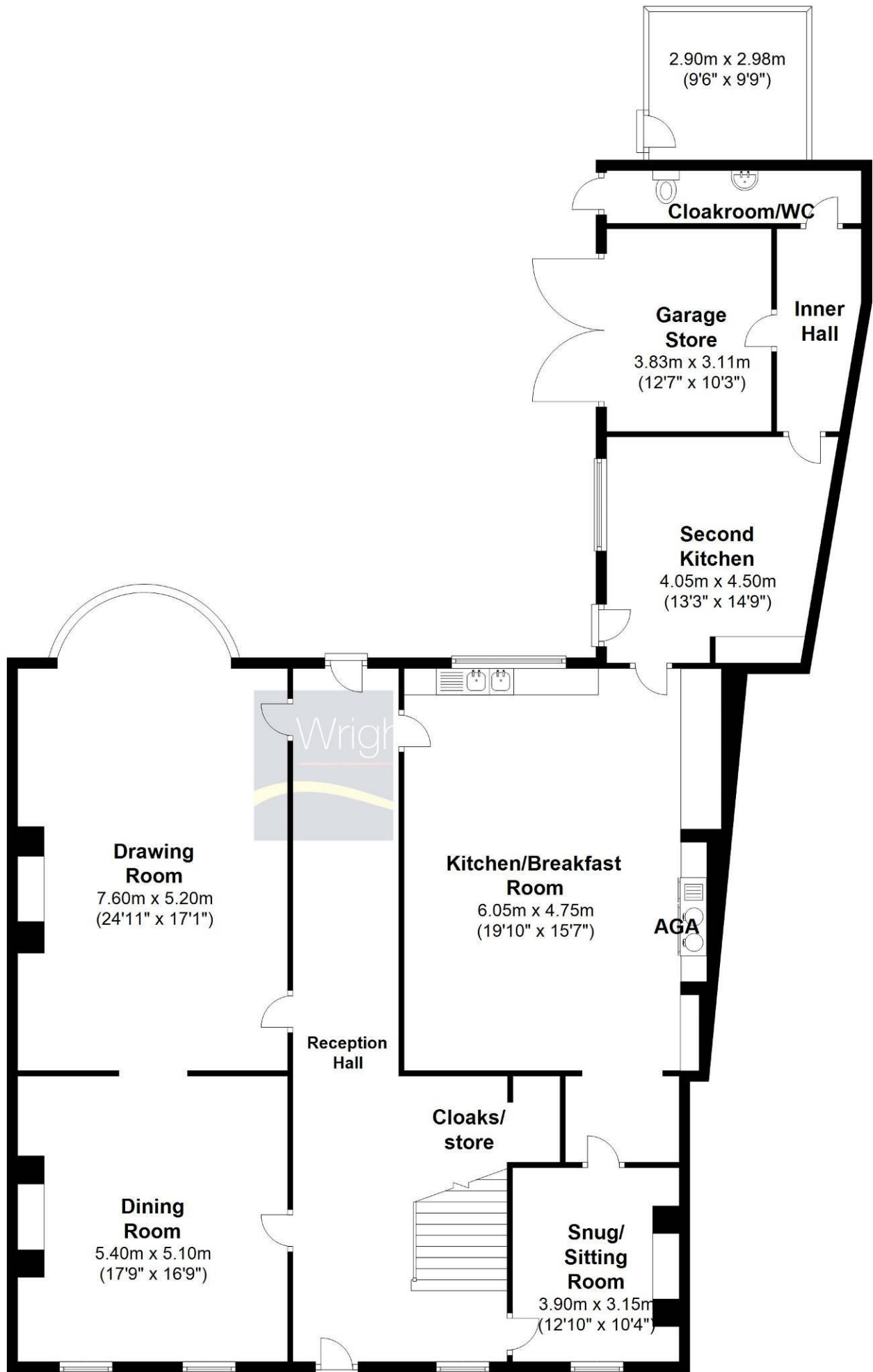






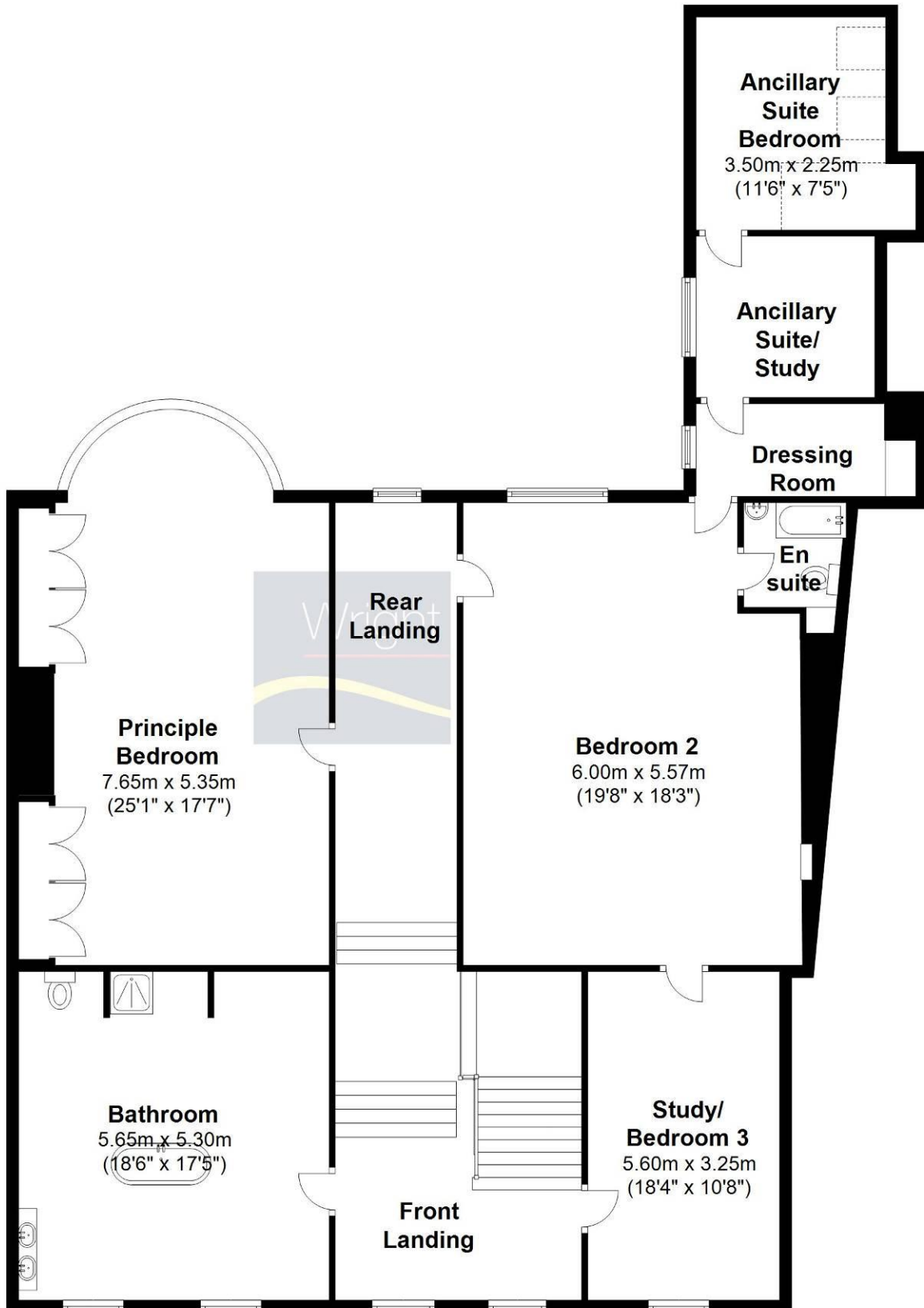
Ground Floor

Approx. 218.8 sq. metres (2354.8 sq. feet)



First Floor

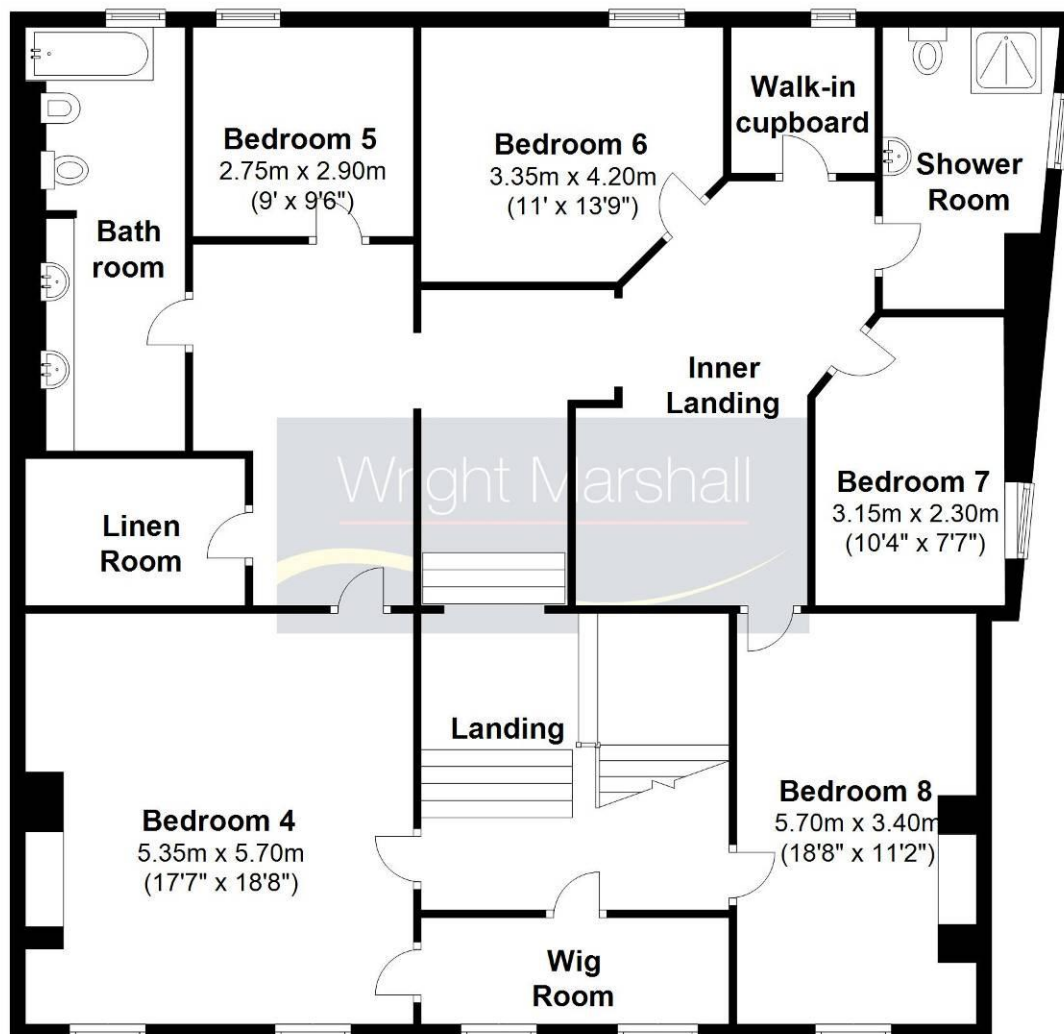
Approx. 202.8 sq. metres (2182.9 sq. feet)



Second Floor

Approx. 170.5 sq. metres (1835.1 sq. feet)

consent.





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