



**Fir Tree Cottage, Weston Road
Crewe CW1 5XN
Guide Price £300,000**



INDEPENDENT ESTATE AGENTS

Fir Tree Cottage, Weston Road, Crewe CW1 5XN

It is with great delight that Stephenson Browne bring to the market via Informal Tender Fir Tree Cottage, a rather remarkable property sitting in close proximity to Crewe Hall which oozes potential and has to be viewed in order to appreciate the very rare opportunity on offer.

Fir Tree Cottage was built in 1865 and was the work of William Eden Nesfield, a famous Victorian Architect, well known for his new style of Gothic Revival architecture. Much of Nesfield's work, was for the wealthy friends of his father; these being for Lord Crewe, who lived at Crewe Hall. In those days Lord Crewe's estate had as many as 50 farms and 200 cottages. With no heir to the title Lord Crewe decided to sell and in 1936, the majority of the estate, including Fir Tree Cottage, was sold as a whole to Duchy of Lancaster.

Grade II listed, the home will be an architect's dream as subject to any relevant planning consent, the possibilities to turn this property into a true one of a kind are endless. Standing in a fantastic plot which affords ample off road parking, a large private garden (complete with wishing well) to the home, separate paddock and a workshop come stable block suitable for a variety of uses including an annex conversion if desired. The layout of the home currently comprises in brief, three versatile reception rooms, kitchen, ground floor shower room, separate WC, three bedrooms and a family bathroom.



William Nesfield

William Eden Nesfield was born in Bath on 2 April 1835, the eldest son of the garden designer Major William Andrews Newfield and his wife Emma Mills. He was educated at Eton and after a few months with the architect-author James Kellaway Colling learning to draw, he was articled in 1851 to William Burn with whom his father had collaborated on a number of projects. There he worked with Richard Norman Shaw who was a few years older. In 1853 he transferred his articles to Anthony Salvin, his uncle by marriage and remained with him until 1856. In 1857-58 he undertook a major study tour, mainly of France but extending as far afield as Athens, with James Smollet Donaldson, the son of Professor Thomas Levington Donaldson, and at some point spent time with Violet-le-Duc. On his return he set up practice at Bedford Row in 1859. His earliest commissions were mainly garden and estate buildings for his father's clients which enabled him to take time off to revisit France and Italy to complete his great folio 'Specimens of Medieval Architecture' published in 1862 and complementing Shaw's 'Architectural Sketches from the Continent' published four years earlier.

In 1861 Nesfield was commissioned to build a new wing at Combe Abbey Warwickshire for Lord Craven. This reflected his continental studies as did Cloverly, begun 1865, but after he began sharing an office with Shaw at 30 Argyle Street in 1863 his work took on an 'Old English' character of Kent-Sussex origin, related in some degree to the work of George Devey who was fifteen years older, but with a bolder use of half-timbered features and the introduction of Anglo-Japanese elements derived from his important collection of Japanese, Chinese and Persian objets d'art. From 1866 onwards he began to experiment with late Stuart or 'Queen Anne' architecture, generally purer in form than the work of John James Stevenson, a development which reached spectacular maturity in his reconstruction of Kinmel in 1871-74.

From 1866 Shaw and Nesfield were in formal partnership but as they consulted rather than collaborated on projects, the partnership was allowed to lapse in 1869. They reverted to sharing an office, an arrangement which lasted until they were required to vacate Argyle Street in 1876. Nesfield then moved office to Margaret Street.

After the move to Margaret Street and his separation from Shaw, Nesfield's health declined from a combination of overwork and heavy smoking. He became prone to depression, particularly after the deaths of his brother Markham in 1874 and his father and Salvin uncle, both in 1881. He retired to Brighton where he made a late marriage to a daughter of the architect John Sebastian Gwilt.

Nesfield spent his last years as a painter, dying in Brighton on 25 March 1888.

Notes For Informal Tender

Closing Date Friday 20th September at 12:00pm

All offers to be received in writing on or before the above date and time.

Your Offer

It is important that your offer is headed "subject to contract"

It must include the following:-

- 1) Your buying position i.e. :- Do you need to sell a property or can you proceed without selling a property or perhaps you do not have a property to sell?
- 2) Financial arrangements i.e. :- Do you require a mortgage, if so how much and with which lender and who is your financial adviser? Do you have cash in the bank and can you provide proof of funds?
- 3) Who is your solicitor – (full contact details please)?
- 4) Are you having a survey, if so, who is carrying out the survey for you?
- 5) Your full contact details.

You may submit offers via post, hand or email but please note the closing date and time.

The Seller

Please note the Sellers are under no obligation to accept any offer whatsoever.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

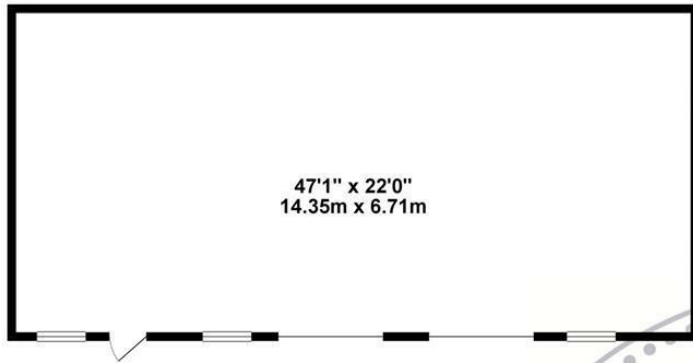
Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

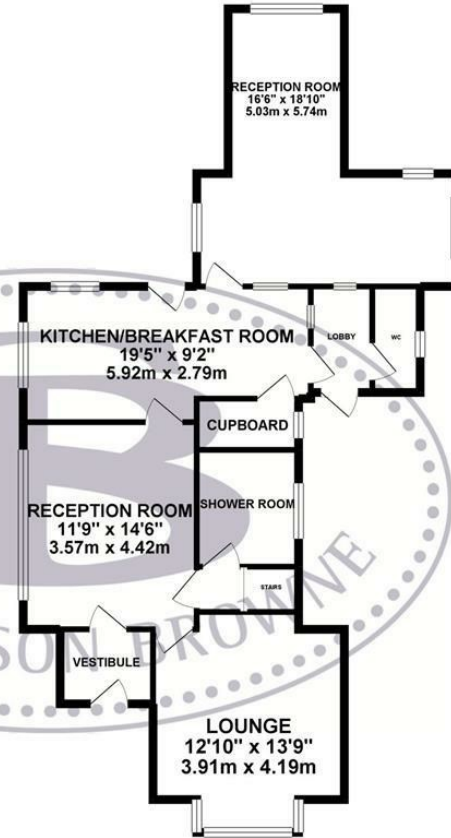




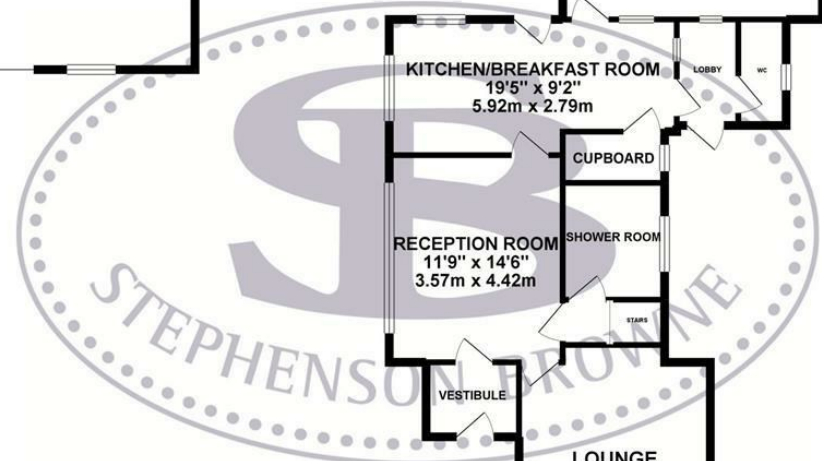
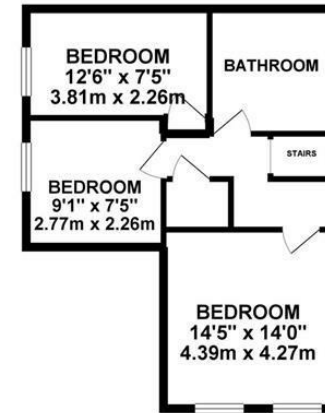
OUTBUILDING



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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