



'THE FIRS', OLD CHESTER ROAD | BARBRIDGE | NANTWICH | CHESHIRE | CW5 6AY | OIRO £745,000



Outstanding Elegant Double Fronted Period Residence approx. 2900 sq ft
Adjoining the Shropshire Union Canal with 300ft canal side frontage including 150 ft Mooring

Set within a glorious village in the South of Cheshire, this immensely impressive & extremely stunning five bedroom, three bathroom detached double fronted period residence exuding classic character and immense charm offering exemplary family size living in a prestigious and highly sought-after location.

Combining striking architectural design with generous proportions throughout, the imposing unique property presents an outstanding opportunity for those seeking space, privacy, and refined living.

Nestled behind a charming brick boundary and approached via a generous private driveway leading to a detached double garage, this distinguished double-fronted detached home presents an outstanding opportunity to acquire a beautifully appointed residence in a truly idyllic setting.

Sympathetically blending period character with contemporary comfort, the property boasts elegant proportions throughout, with a balanced façade and an abundance of natural light enhancing each room. Internally, the home offers versatile and spacious accommodation ideally suited to modern family living, including multiple reception areas, a well-appointed kitchen/breakfast space, and thoughtfully designed bedrooms, including a superb principal suite.

Externally, the property continues to impress. The expansive landscaped gardens are a particular highlight (having been a part of the National Garden Scheme & having been featured in Cheshire Life).

With direct access to the adjoining canal, a private mooring provides a rare and enviable lifestyle feature, perfect for boating enthusiasts or those seeking peaceful waterside living. Additional benefits include the substantial detached double garage, observatory, external WC and ample off-road parking, in a quiet yet convenient setting within easy reach of local amenities, reputable schools, and transport links.

Solar panels for the electric supply maximizing energy efficiency.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

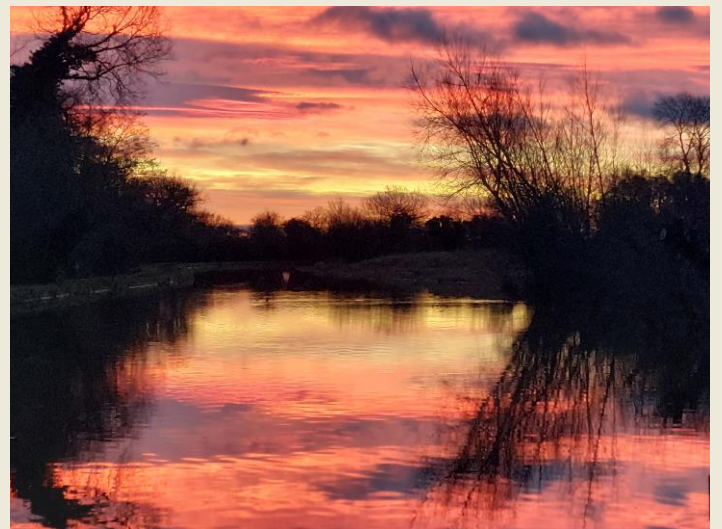
Proceed out of Nantwich on the A51 towards Barbridge (Chester / Tarporley). Beyond Snugburys Ice Cream Parlour & the Equine centre on the left, turn right into Barbridge. Turn right into Old Chester Road and the magnificent property will be observed on the left hand side.

LOCATION – BARBRIDGE

Barbridge lies 3.5 miles North-West of Nantwich with the Barbridge Inn, situated alongside the Shropshire Union Canal, making the village a particularly attractive venue for passing visitors travelling between Tarporley & Nantwich. The property is convenient & accessible to the North-West road, rail & airport links. The A51 links to the M6 Motorway via Jct.16 (11 miles) or the M53 Near Chester (15 miles). Airports are 33 miles (Manchester) & 34 miles (Liverpool). Travel to London is available via Crewe Railway Station approx. 6 miles away, providing a fast 1hr 30 mins rail service to Euston. NANTWICH (3.5 miles) / TARPORLEY (6 miles) / CHESTER (15 miles). Barbridge contains a public house and the Shropshire Union Canal. There is a friendly community atmosphere. A bus service takes pupils to school in both Tarporley & Nantwich.

NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of shops & supermarkets. 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. 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 is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-

ENTRANCE HALL 10'8 x 4'9

SNUG 11'5 x 10'6





KITCHEN BREAKFAST ROOM 23'7 x 10'5





GARDEN / SITTING ROOM 13'2 x 12'7

INNER HALLWAY 10'4 x 4'6



BEDROOM FIVE 11'7 x 7'10

UTILITY ROOM / WC 7'11 x 5'11





IMPRESSIVE LIVING ROOM 22'5 x 18'5





FORMAL DINING ROOM 11'5 x 10'6

GALLERIED FIRST FLOOR LANDING 15'4 x 10'3





LOFT ROOM (ACCESSED VIA DROP DOWN LADDERS)





MASTER BEDROOM SUITE:-

BEDROOM ONE 18'4 x 12'7



WALK THROUGH DRESSING ROOM 7'10 x 5'10

ENSUITE SHOWER ROOM 7'11 x 8'11





BEDROOM TWO 11'5 x 10'6

'JACK & JILL' / ENSUITE SHOWER ROOM 6'8 x 5'7

BEDROOM FOUR 10'5 x 10'5





BEDROOM THREE 11'4 x 10'6



PLAY ROOM / STUDY 7'9 x 7'4
With potential to create an ensuite if required.
Drop down ladder to second loft room.





FAMILY BATH & SHOWER ROOM 8'3 x 7'1



EPC RATING: C

COUNCIL TAX BAND: E

DETACHED DOUBLE GARAGE 18'2 x 18'1
Attached WC with separate access 4'11 x 3'10

WORKSHOP 15'8 x 10'0

OBSERVATORY 17'2 x 8'5

An outstanding bespoke brick built observatory with domed observatory roof, double doors, windows & tile floor.

BESPOKE BUILT TIMBER SUMMERHOUSE / PAVILLION EXTERIOR

The outstanding gardens and grounds extending to approx. 0.37 Acre, have been meticulously curated and established by the current owners. Over more than a decade the gardens have matured to culminate into a feast for the senses and feature various areas of interest.

An exceptional feature is of course the superb 150 ft canal mooring which is an extremely desirable factor, the views from the canal side are breathtaking. Overall the canal frontage extends to 300ft.

The gardens include shrubs, herbaceous borders, flowering plants, fruit & specimen trees and lawns. There are two water taps, EV charger located in the garage, external marine electric power points/sockets for a boat shore power too. For buyers who wish to immerse themselves in a plethora of nature, a glorious garden, cultivate and while away the hours whilst enjoying their impressive surroundings, there really is no better place.

SERVICES

All mains water & electricity services are connected. Oil fired central heating. Private drainage. Solar panels. 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

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

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail:

nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.



SALES PARTICULARS & 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.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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MARKET APPRAISAL

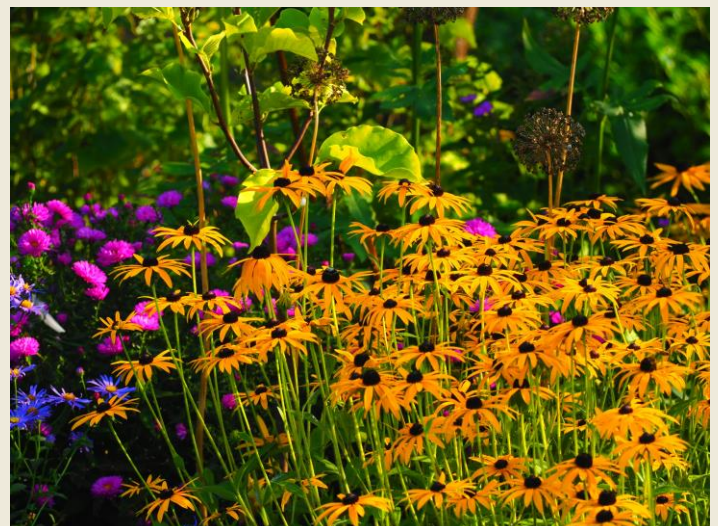
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

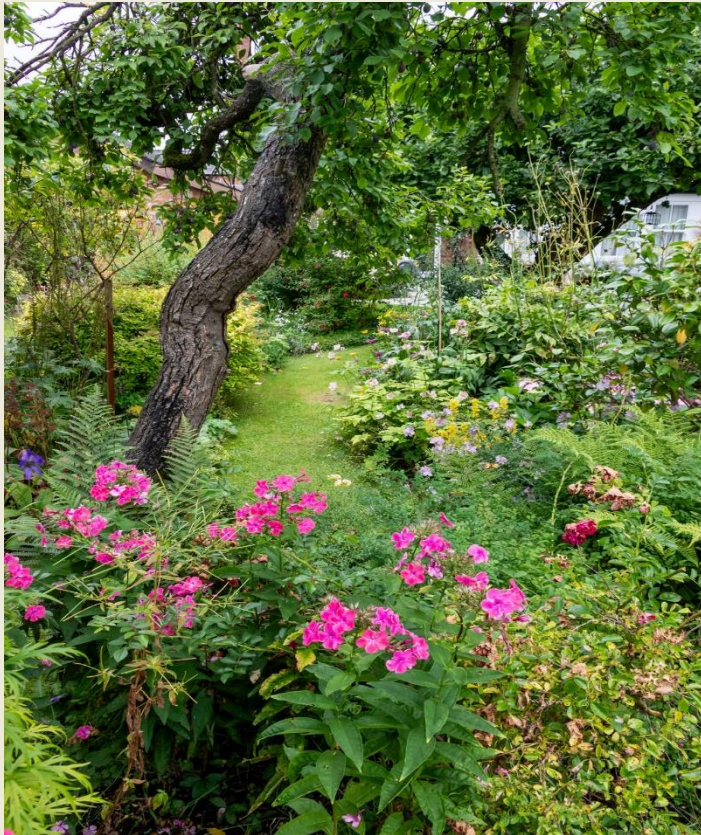
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OBSERVATORY 17'2 x 8'5





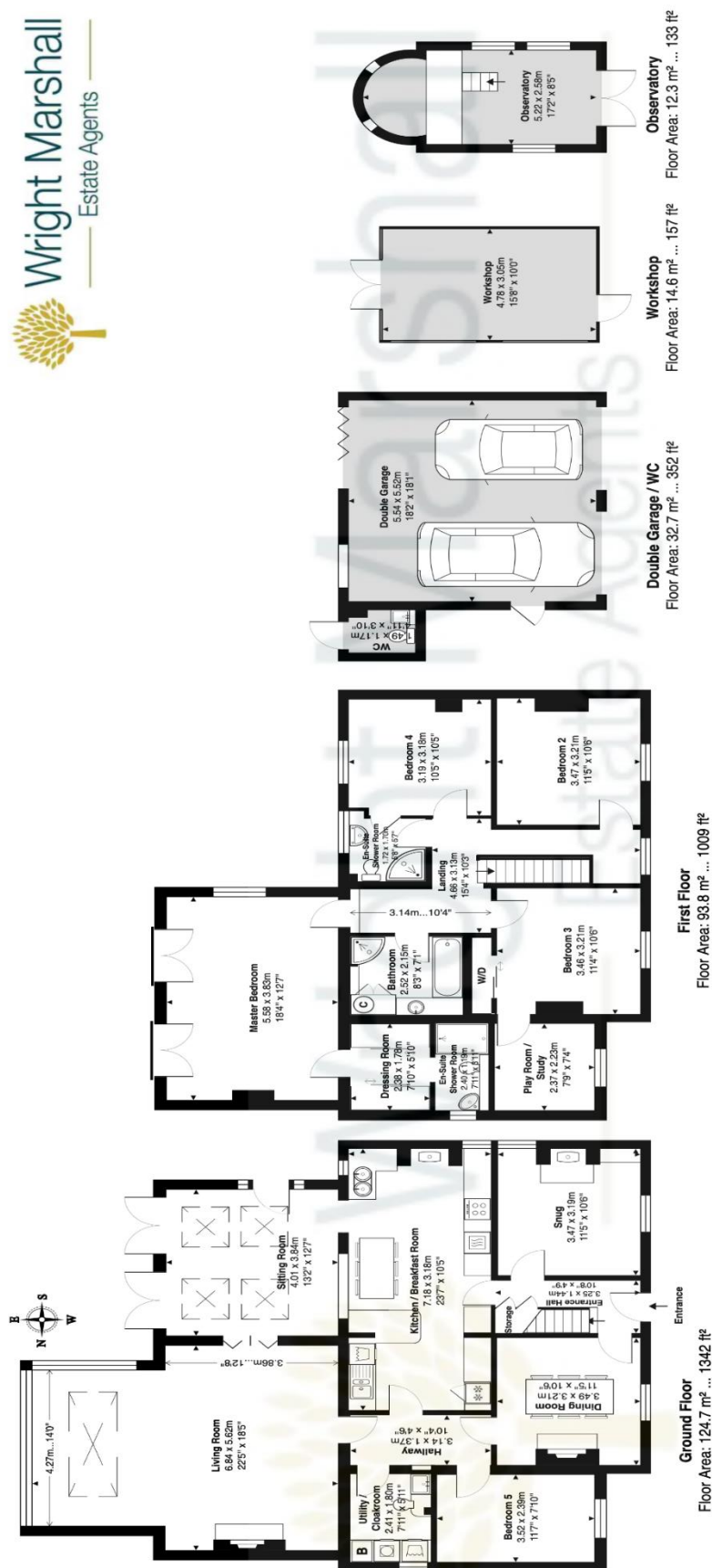
BESPOKE BULT TIMBER SUMMERHOUSE / PAVILLION











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All Building Parts Approximate Gross Internal Area: 278.1 m² ... 2993 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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