



'HOLMLEIGH' | 150 WISTASTON ROAD | WILLASTON | CHESHIRE | CW5 6QT | OIRO £885,000



Nestled in a premium established leafy position amidst period substantial homes within the sought after village of Willaston, with Nantwich, facilities, schools & excellent transport links within easy reach.

An inspiring & substantial detached residence situated in sublime established gardens with swimming pool.

Affording highly versatile accommodation including 'multi generational' living potential.

This most refined, imposing and & impeccably well appointed period detached three storey house has been thoughtfully and sympathetically remodelled and extended to create a seamless blend of character and charm with contemporary flair set amidst a magical garden oasis.

Luxurious accommodation perfectly compliments the external space – perfect for entertaining, which further enhance the outstanding lifestyle buyers can enjoy.

The accommodation briefly comprises; Enclosed Porch, Entrance Hall, Sitting Room, Formal Dining Room, Snug, Study, Cloakroom, Shower Room, Expansive Kitchen Dining Family Room, Utility Room.

Galleried First Floor Landing, Master Bedroom Suite with Bedroom One featuring a Juliet balcony & exceptional view to the rear, Dressing Room, Ensuite Bath & Shower Room,

Bedroom Two and Ensuite, Bedroom Three, Bedroom Four, Family Bath & Shower Room.

Second Floor Landing & extremely spacious & versatile Bedroom Five.

Attached Double Garage & extensive driveway providing ample off road parking.

The mature gardens are a delight featuring lawns, extensive paved patios, lush borders and ornamental water features. Being of an excellent size yet offering lower maintenance for busy households, the most spectacular feature is the solar heated swimming pool, which in the ever increasing summer temperatures enables total enjoyment, relaxation & of course the perfect spot for parties.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Turn right into Wistaston Road where the property will be observed discreetly positioned on the left hand side.

#### LOCATION - WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct. 16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich. **SCHOOLS:** Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ. Also various primary schools that are located in nearby Nantwich & within easy travelling distance. There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich. Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. There is 'The Nags Head' pub in the village whilst 'The Peacock', is situated on the Crewe Road (A534), plus there is the convenience of a local store and nearby Co-op.

#### NEARBY NANTWICH TOWN CENTRE

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 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. 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 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:-

With approximate dimensions, comprises;

ENTRANCE PORCH 4'7 x 3'10

ENTRANCE HALL 26'4 x 6'11





EXPANSIVE OPEN PLAN KITCHEN DINING FAMILY ROOM  
18'9 x 16'6





SITTING ROOM 16'9 x 16'5

SHOWER ROOM WC 6'7 x 6'2



UTILITY ROOM 12'2 x 6'7





SNUG 11'11 x 11'9

FORMAL DINING ROOM 15'2 x 13'10  
With wood burning stove.

CLOAKROOM / WC 5'2 x 3'4

STUDY 8'2 x 7'2





FIRST FLOOR LANDING 26'2 x 6'11





MASTER BEDROOM SUITE:-

BEDROOM ONE 18'9 x 15'9



DRESSING ROOM 8'8 x 7'6

ENSUITE 9'8 x 7'6





BEDROOM TWO 11'10 x 11'9

ENSUITE 9'7 x 5'10





BEDROOM THREE 13'9" x 12'5"

BEDROOM FOUR 13'9" x 11'10"





BATHROOM 8'2 x 7'10

SEPARATE WC 4'10 x 3'3

SECOND FLOOR LANDING 8'7 x 5'10





BEDROOM FIVE 23'8 x 18'9

Presently used as a fantastic studio space.





OUTSTANDING VIEW TO REAR





## EXTERIOR

Set resplendently amidst premium period homes within Willaston, the leafy locality certainly enhances the surroundings of the glorious property. The gardens offer lawns to both the front & rear and numerous features throughout which are sure to capture the imaginations of buyers. Featuring a low brick wall to the front there is an excellent size driveway with ample parking provision in turn leading to the attached double garage accessed though a secure wrought iron sliding gate. Numerous shrubs, plants & trees fill the garden borders whilst expensive paved patios offer pretty places to sit, while away the evenings or party! Pretty ornamental ponds ensure wildlife habitat is enhanced too. The most spectacular feature is the solar heated swimming pool, being the ultimate for enjoying the balmy weather & for well being. Impressively sized, the pool pump room is located within the garage. You can't help but be captivated by all the gardens have to offer.

## DOUBLE GARAGE / WORKSHOP 19'4 x 19'1



EPC RATING: D

COUNCIL TAX BAND: G

## SERVICES

All mains gas, water, drainage and electricity are connected (subject to statutory costs & conditions etc). 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

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

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

## SALES PARTICULARS & PLANS

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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#### 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.

#### 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

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.

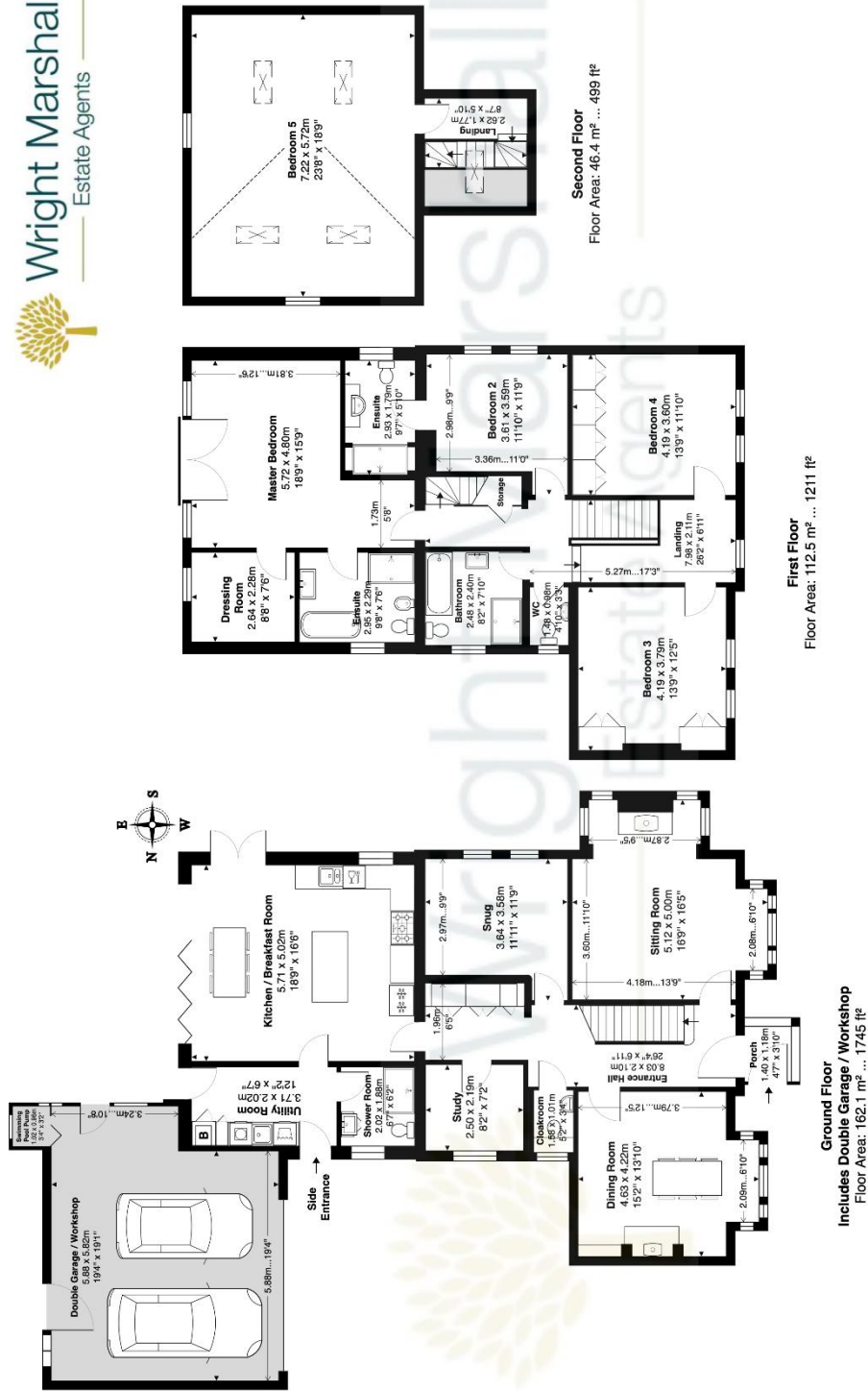












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Approximate Gross Internal Area: 321.0 m<sup>2</sup> ... 3455 ft<sup>2</sup> Includes Double Garage / Workshop  
Whilst every attempt has been made to ensure accuracy, all measurements are approximate.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
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