



HINCHLIFFE
HOLMES



THE OLD DAIRY HOUSE



GROUND FLOOR

Entrance Hall | Lounge | Breakfast Kitchen | Utility Room | WC
Living Room | Dining Room | Home Office-Playroom

FIRST FLOOR

Landing | Bedroom One - En-suite | Bedroom Three
Bedroom Four | Bathroom

SECOND FLOOR

Landing | Bedroom Two - En-suite | Bedroom Five | Bedroom Six

OUTSIDE

Parking | Gardens

THE OLD DAIRY HOUSE

Batherton Lane | Batherton | Nantwich | CW5 7QH

Nestled in a tranquil and picturesque semi-rural location, a charming Grade II listed semi-detached farmhouse, dating back to the late 17th century, which has been sympathetically extended and fully renovated which boasts over 4,000 sq.ft. of outstanding flexible accommodation and many character features throughout.

The property is approached by an impressive sweeping driveway leading to extensive parking and is set in beautifully landscaped south-west facing private gardens with great entertainment space and uninterrupted views across open farmland.

The property is situated in a delightful semi-rural location to the south of the popular Market Town of Nantwich which is set beside the River Weaver with a rich history, a wide range of speciality shops and 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 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.

































































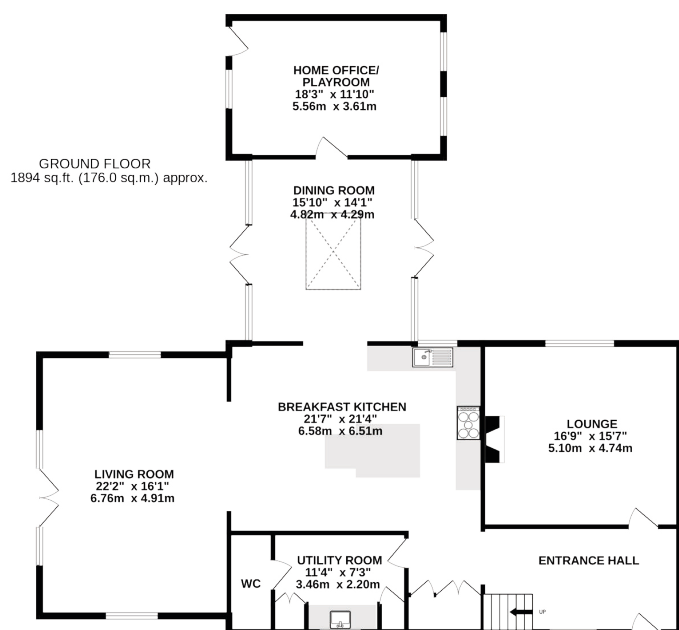




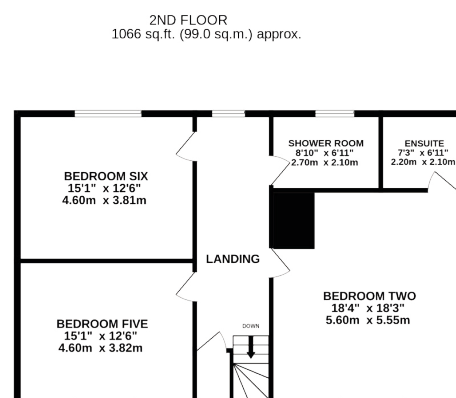
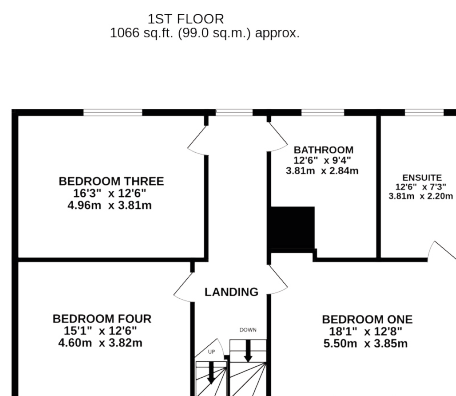








TOTAL FLOOR AREA : 4026 sq.ft. (374.0 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, LPG central heating and private drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band F.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

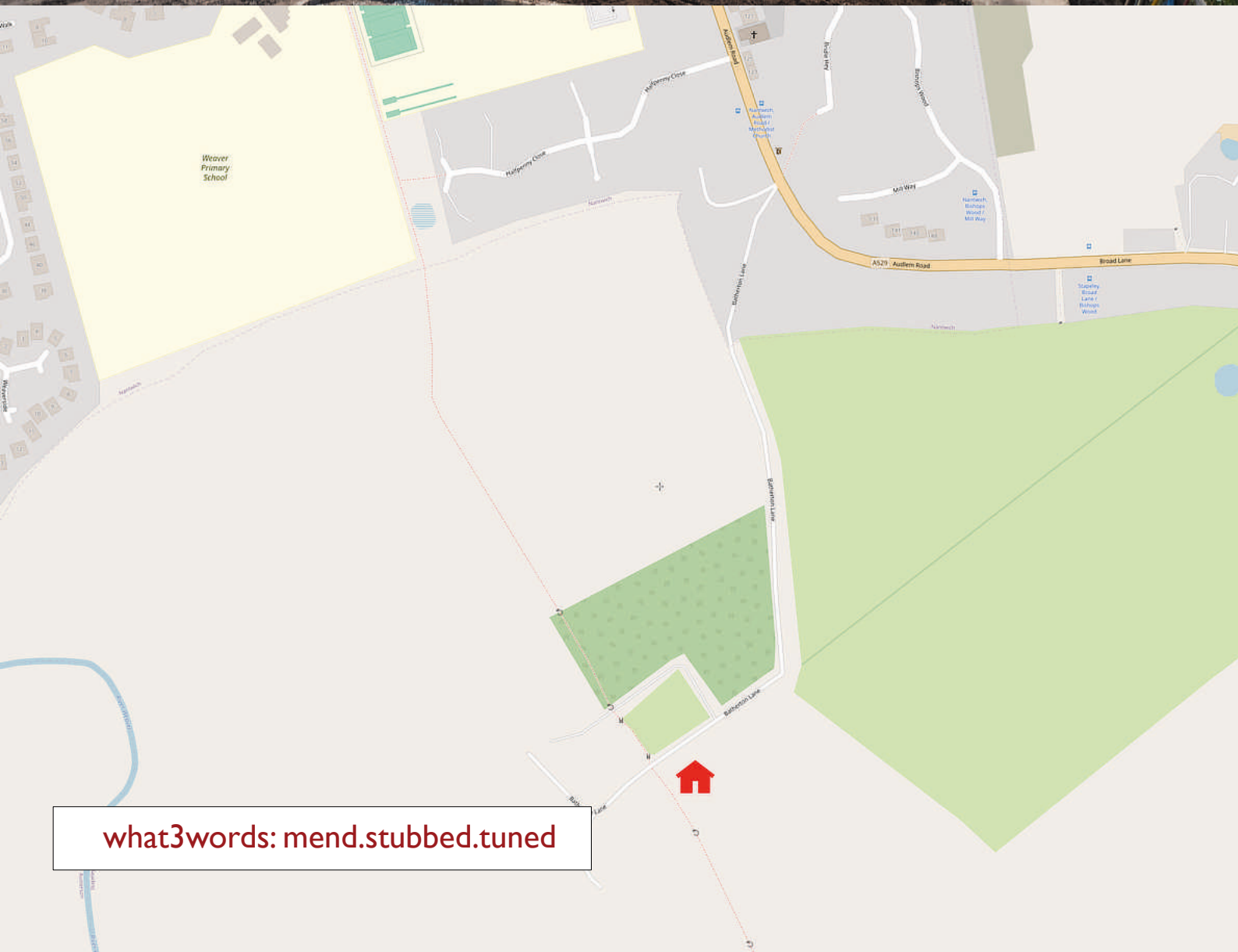
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

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what3words: mend.stubbed.tuned



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1 %
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Ben Hinchliffe

2022-2023



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2022-2023



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Hinchliffe Holmes

2023-2024



The **Negotiator**
Awards 2022

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023

WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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