



Baddiley Hall Farm

Baddiley Hall Lane, Baddiley, Cheshire, CW5 8BS

Rostons  **VILLAGE & COUNTRY HOMES**
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Cheshire, CW5 8BS

Offers over £650,000

As the appointed selling agents, Rostons are delighted to present Baddiley Hall Farm, a superb detached bungalow located in one of Cheshire's most sought after areas. This exceptional property offers spacious, well appointed accommodation, complemented by stunning gardens and generous courtyard parking.

The accommodation briefly comprises an entrance hall, lounge, dining room, expansive open plan kitchen and breakfast room, utility room and a cloakroom/WC. There are three well proportioned bedrooms, two of which benefit from en-suite facilities, along with a stylish family bathroom.

Externally, the property enjoys shared access to a large courtyard providing ample off road parking. The beautifully maintained gardens are predominantly laid to lawn, featuring mature trees, store and a delightful patio area, perfect for outdoor entertaining.

LOCATION

Baddiley is a charming rural hamlet nestled in the picturesque Cheshire countryside, just a short drive from the historic market town of Nantwich. Known for its idyllic surroundings, Baddiley offers a peaceful village lifestyle while maintaining easy access to local amenities, excellent schools, and transport links. The area is rich in character, featuring beautiful open fields, scenic walking routes, and the historic St. Michael's Church, a Grade I listed building dating back to the 14th century.

Perfect for those seeking a tranquil yet well connected location, Baddiley provides a perfect blend of country living and convenience, with Nantwich's vibrant shops, cafés, and restaurants just a few miles away. The nearby transport links offer excellent connectivity to Crewe, Chester, and the wider North West region.





ACCOMMODATION

Approached via the courtyard area having a double glazed door through to the entrance hall.

ENTRANCE HALL

A large entrance hall having three double glazed windows, three radiators, useful recess study space and a beamed ceiling.

DINING ROOM

Open plan off the entrance hall with a double glazed window and radiator.

LOUNGE

A spacious lounge having double glazed windows with pleasant views onto the neighbouring pond and land beyond, feature open fire, timber mantel and raised hearth, fitted cupboard and shelving, radiator, and beamed ceiling.

CLAOKROOM AND WC

Coat hanging space in the cloaks area and a door through to the WC comprising a WC and wash hand basin, storage cupboard, radiator and double glazed window.



KITCHEN

Fitted with a range of wall, base and drawer units, contrasting work surfaces, double drainer sink unit, Rayburn oven, electric oven and hob, breakfast bar, tiled splash backs, part beamed ceiling, cupboard housing the central heating boiler, beamed ceiling, radiator and door to porch.

BREAKFAST ROOM

Open plan from the kitchen having a bow bay double glazed window, two radiators and double glazed French doors to the patio area and gardens.

PORCH

Two double glazed windows, stable style door to outside, storage cupboard, connecting door through to the utility room.

UTILITY

Base level unit, single drainer sink unit, fitted shelving, double glazed window.

BEDROOM I

A good size master double bedroom with a double glazed window and a radiator.

EN SUITE

Well appointed three piece shower room comprising a tiled shower cubicle with a mains shower, back to the wall vanity furniture with a low flush WC and wash hand basin, tiled splash backs, radiator, double glazed window.



BEDROOM 2

With double glazed window and a radiator.

BEDROOM 3

With a double glazed window and door to outside, two radiators.

EN SUITE

Back to the wall vanity furniture with a low flush WC and wash hand basin, electric radiator.

FAMILY BATHROOM

Contemporary three piece suite comprising a panel bath and shower screen, mixer tap and a hand held shower head over fixed to the wall, WC, bidet and vanity wash hand basin, part tiled walls, heated towel rail, airing cupboard.

OUTSIDE

On approach, there is shared access to the courtyard area which provides off road parking. *Land registry boundary to be confirmed.

GARDEN

Large lawned gardens with mature trees and a good size patio area.

OUTBUILDINGS

Useful storage outhouse and covered area.

SERVICES

Mains electric and water. Septic tank drainage.

COUNCIL TAX

F





EPC

E

DIRECTIONS

What3words [///score.steepest.offer](#)
Sat nav CW5 8BS

APPROXIMATE DISTANCES

Nantwich train station – 5 miles

Manchester Airport – 41 miles

Liverpool airport – 38 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.



SALE PLAN & PARTICULARS

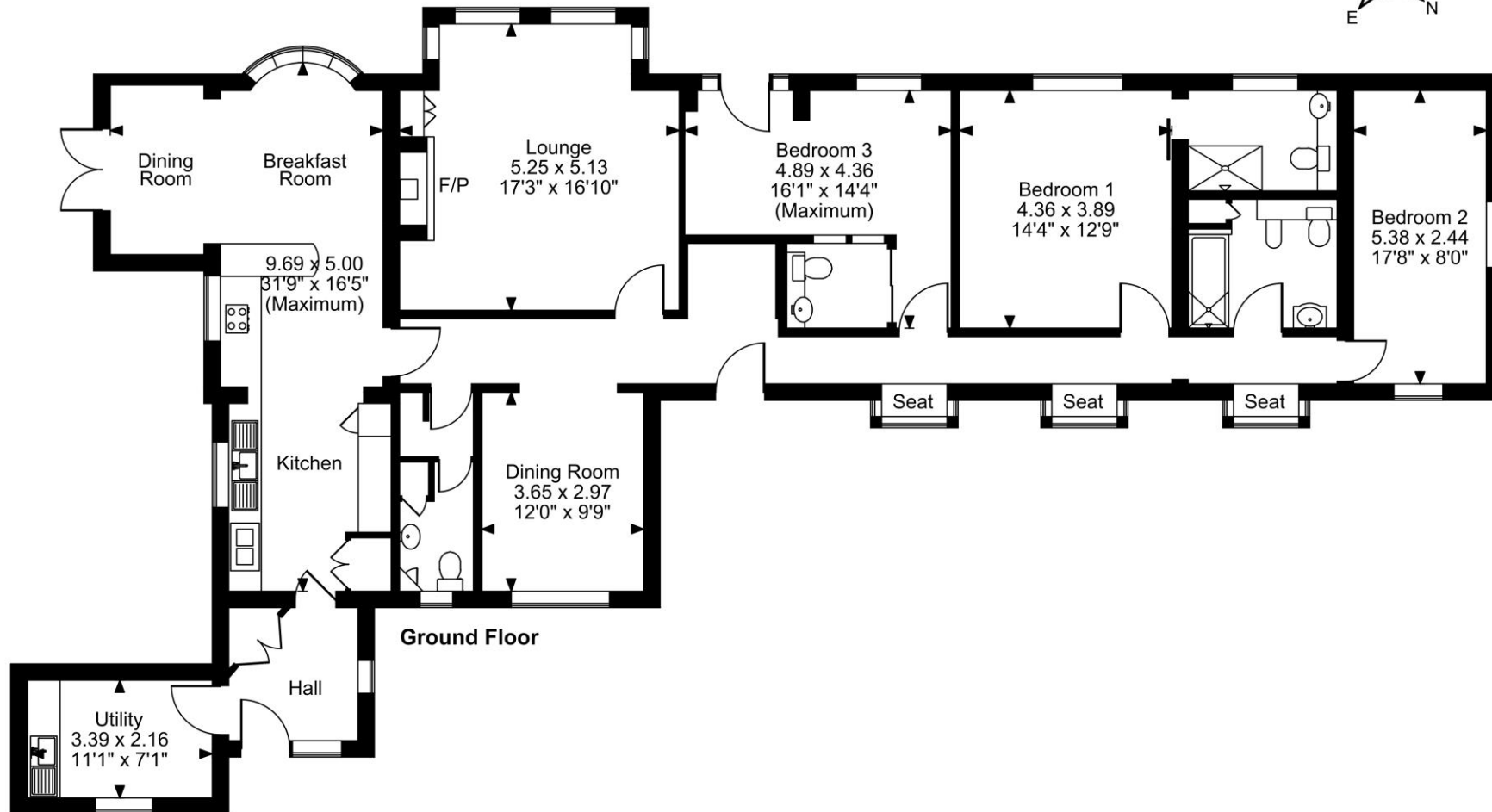
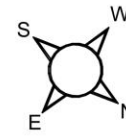
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

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Baddiley Hall Farm, Baddiley Hall Lane, Baddiley, Nantwich
Approximate Gross Internal Area
1952 Sq Ft/181 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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