



Hall O'Coole, Nantwich, Cheshire **CW5 8BA**

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Hall O'Coole is situated in approximately 4.71 acres in prime South Cheshire countryside, not far from both the lively village of Audlem and the thriving market town of Nantwich with its boutique shops, restaurants, and highly regarded schools.

The area is well connected to the West Midlands, Chester, Wrexham, Manchester, and Shrewsbury, with direct trains from Crewe to London in 1hr 35 minutes. The M6 provides convenient north-south travel links.

#### Property Information:

Tenure: Freehold, no onward chain.

Services: Ultrafast Broadband. Oil fired central heating. Mains electricity.

Private drainage.

Local Authority & Council Tax Band: Cheshire East and Band G

#### Distances:

Audlem 3 miles, Nantwich 5 miles, Crewe Station 9 miles,

Junction 16, M6 13 miles, Chester 24 miles,

Manchester International Airport 41 miles (all distances are approximate).

#### Directions:

Hall O'Coole lies at the south end of Heatley Lane (CW5 8BA), inside the bend into Hollin Green Lane (CW5 8AZ). What3words - Hello.Object.Lavished.



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## Hall O'Coole

Standing centrally within the privacy of its gardens, Hall O'Coole is a charming Grade II listed period country hall offering beautiful views across open countryside. A part timber framed former farmhouse extending over 5400 square feet, the Hall offers spacious, light and well-laid out accommodation which is ideal for both family living and entertaining. Both the Hall and the grounds have been maintained to an exceptional standard by the current owner.

The older part of the house retains many of its original 17th and 18th century features including moulded beams, staircases, panelled doors, and an impressive leaded picture window.

The picturesque frontage opens to a reception hall which leads to both the dining room and the welcoming farmhouse kitchen with Aga.





From the dining room an archway leads to a patio entrance and the stately drawing room, with the option of returning to the kitchen via the cloakroom and utility room. The kitchen opens onto a large, paved patio and a side entrance hall leading to the sitting room and office. From the office there is a further external exit, via the boot room, providing easy access to the workshop, log store and outbuildings.

An impressive 18th century staircase leads to the first floor landing where all five double bedrooms enjoy views over the attractive gardens. Also situated on this floor are three bathrooms, a storeroom and a 17th century staircase which ascends to four large and versatile attic areas.







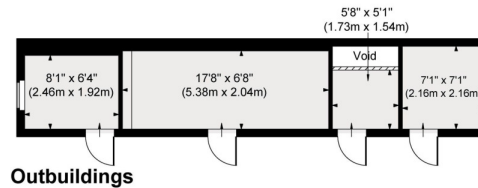
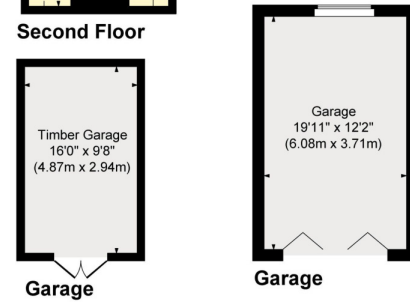
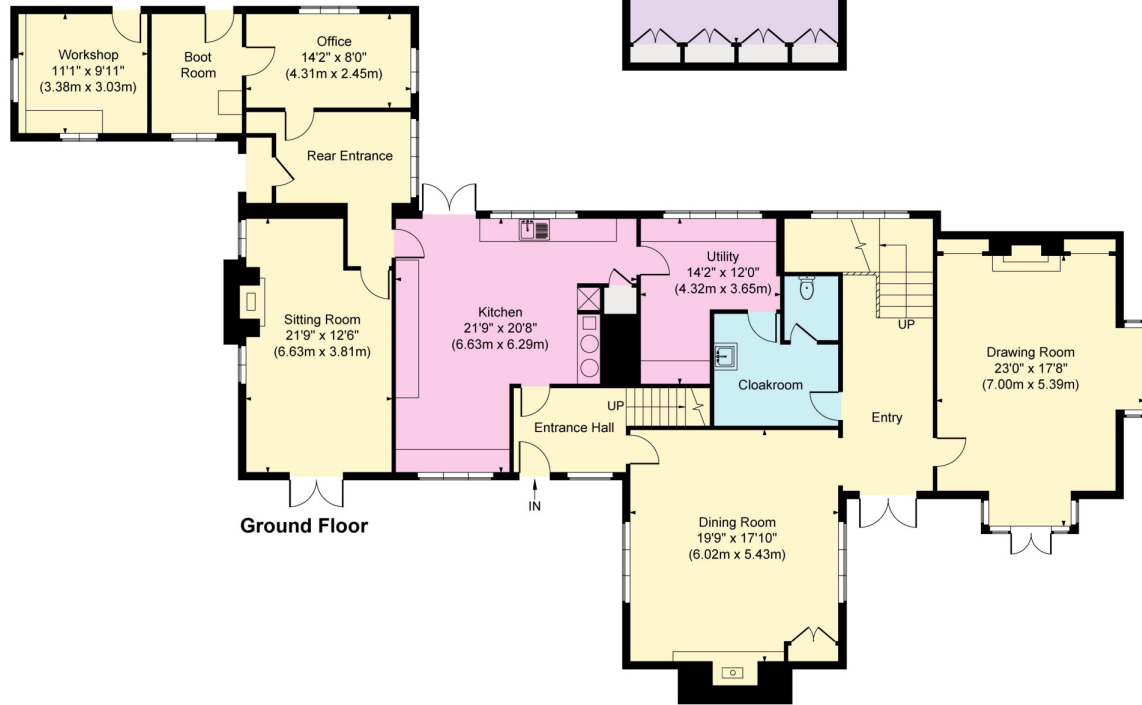
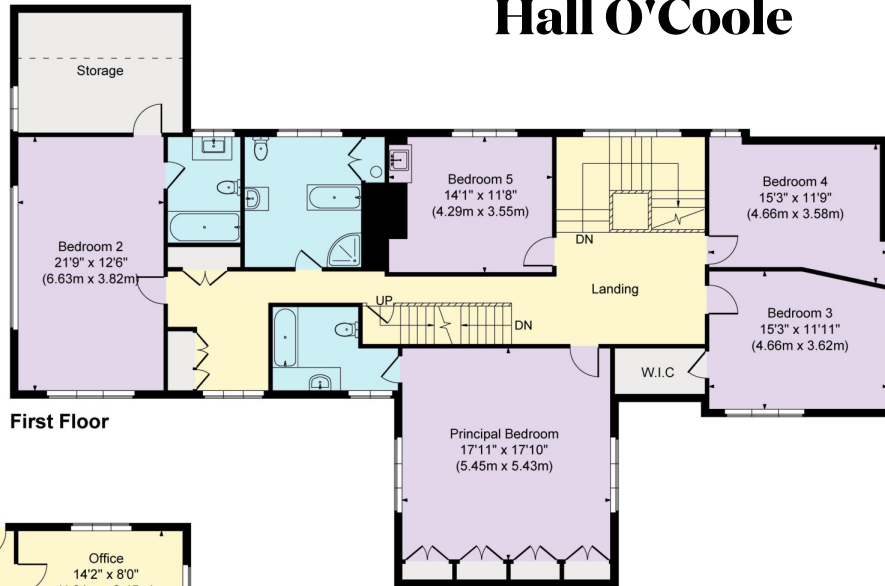
## Gardens and Grounds

The Hall is positioned slightly elevated to an historic moat which runs between the west boundary of the property and the large lawn, all surrounded by mature trees and shrubs. An enclosed orchard lies to the south.

The property is approached through a bespoke timber gate and a driveway which leads to a wide parking area with two garages (one previously serving as a stable) and access to the paddock, grassed over manege and woodland beyond. Behind the house lie outbuildings, a heated outdoor swimming pool, a tennis court with pavilion and an enclosed lawned area surrounded by trees overlooking open fields.



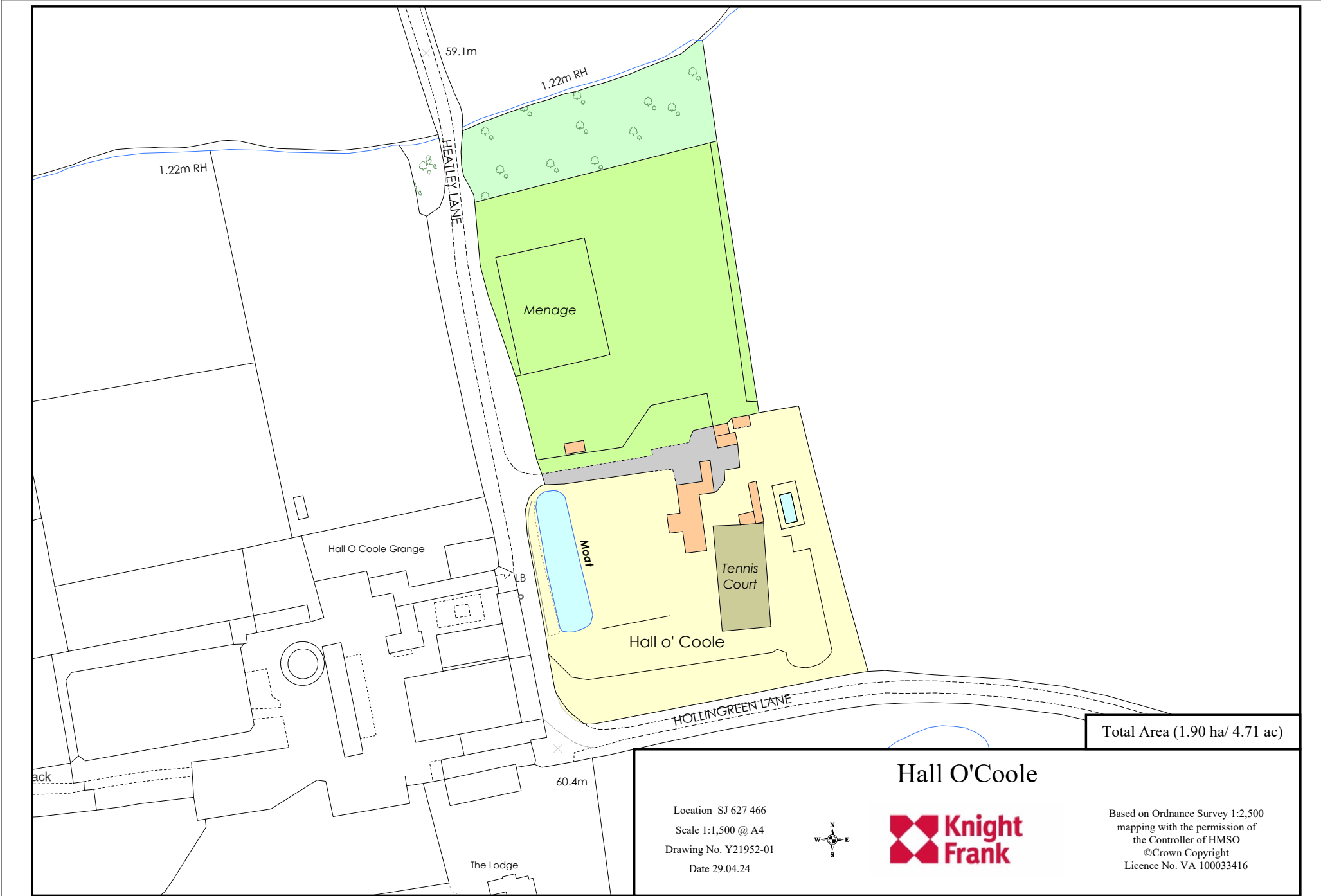
# Hall O'Coole



**Approximate Gross Internal Floor Area**  
 Main House = 503 sq m / 5420 sq ft  
 Garages = 37 sq m / 398 sq ft  
 Outbuilding = 24 sq m / 258 sq ft  
 Total = 564 sq m / 6076 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





Total Area (1.90 ha/ 4.71 ac)

# Hall O'Coole

Location SJ 627 466  
 Scale 1:1,500 @ A4  
 Drawing No. Y21952-01  
 Date 29.04.24



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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