



Smithy House
BRIDGEMERE, NANTWICH

Smithy House

BRIDGEMERE, NANTWICH



A rare opportunity to acquire a highly versatile property nestled within 3.6 Acres of beautiful Cheshire countryside. This unique estate offers lifestyle flexibility and exciting leisure business potential.



FEATURES

- Four-bedroom country house
- Detached two-bedroom Coach House
- Detached single-storey annex/studio
- Planning permission for six mobile glamping pods
- Excellent access to sought-after Cheshire villages
- Set within 3.6 Acres
- Located 6 miles from Nantwich



DESCRIPTION

Smithy House is a substantial, semi-detached, four-bedroom country residence, complemented by two additional charming dwellings: a detached two-bedroom Coach House (Smithy Cottage) and a single-storey residential building (The Stables). All three properties are beautifully arranged around a picturesque gravel courtyard, offering generous parking and a tranquil setting.

Set within approximately 3.6 acres, the estate combines character and development potential in a peaceful rural location.



SMITHY HOUSE

Smithy House offers spacious and characterful accommodation across two floors. The ground floor features four reception rooms, including a welcoming entrance hall, a shower room with WC, a cosy living room with a feature brick fireplace and wood-burning stove and a conservatory with views to the rear gardens.

At the heart of the home is a charming farmhouse-style kitchen featuring an AGA set in a brick surround. Off the kitchen is a large utility room and an additional reception room, ideal for use as a dining room or snug, complete with a second wood-burning stove. A secondary staircase provides access to the first floor.

Upstairs, there are four bedrooms, one is currently used as a home office. The principal bedroom benefits from a fully tiled en-suite bathroom and fitted wardrobes. There is a spacious landing which offers potential as a dressing area and a family bathroom which includes a bath, WC, and washbasin and an additional separate WC.



The rear gardens of the property are beautifully landscaped with fruit trees, flowering borders, and a dedicated vegetable garden with raised beds and a greenhouse. A generous patio area enjoys open countryside views across the land and beyond. There is a gravel path leading to the gated access to the additional acreage.

SMITHY COTTAGE

Smithy Cottage is an idyllic, self-contained two-bedroom Coach House, ideal for housing extended family, guests, or to be utilised as a rental opportunity. The cottage enjoys an abundance of traditional character with feature exposed beams throughout. There is a private garden with a patio/ seating area.

Accommodation includes an entrance hall, spacious kitchen/dining room with a Range Master cooker and terracotta tiled flooring and a cosy living room with an exposed brick fireplace and wood-burning stove. Upstairs, there are two well-proportioned double bedrooms and a family bathroom with bath, shower over, WC, and washbasin. The cottage benefits from its own boiler and heating system.

THE STABLES

Recently renovated, The Stables is a versatile single-storey brick-built residential building currently used as a studio. It comprises an entrance hall, open-plan living/studio space with a newly fitted kitchen and two modern WCs. Double patio doors open out to the gardens.

This extremely adaptable space could serve as a home office, gym or additional accommodation. It benefits from an independent heating system.



LAND

The property in total includes approximately 3.6 acres. The additional land incorporates low lying meadows, a large pond and mature trees with an idyllic stream running through. There is separate vehicular access to the land from Checkley Lane.

Planning permission (Application No: 22/4984N) was granted in December 2023 for the installation of six mobile glamping pods, along with access improvements, parking, and ancillary works. This offers exciting development potential to establish a glamping pod business.



OPPORTUNITY

This exceptional property offers a rare chance to create a thriving leisure, glamping, or retreat business within a rural Cheshire setting. With planning permission already granted for six mobile glamping pods, the estate is primed for development into a unique lifestyle destination.

In addition to its commercial potential, the property features three distinct dwellings, Smithy House, Smithy Cottage, and The Stables which provide highly versatile accommodation. These dwellings lend themselves perfectly to multi-generational living, guest accommodation, or rental income opportunities.

We believe that the property could appeal to buyers seeking a lifestyle change, combining the tranquillity of countryside living with the ability to operate a business from home. The layout and flexibility of the estate offers scope for further development and a range of commercial uses.



LOCATION

Situated in a beautiful rural position on Checkley Lane, just outside the village of Bridgemere, the property enjoys the tranquillity of the Cheshire countryside whilst remaining conveniently connected to nearby towns and villages. The location offers easy access to the historic market town of Nantwich (approximately 6 miles) known for its excellent shopping, dining, and recreational facilities.

Charming nearby villages including Wybunbury, Betley, Woore, and Audlem are all within a short drive, offering a range of local amenities including village shops, post offices, highly regarded pubs, primary schools, village halls, and active community sports clubs. Woore and Betley are just five minutes away by car, making everyday essentials easily accessible.

The property lies within the catchment area for the well-regarded Brine Leas High School and Sixth Form in Nantwich. There are additional secondary education options available in Newcastle-under-Lyme. Bridgemere Garden Centre, a popular local destination, is just moments away and for outdoor enthusiasts, Doddington Park offers a stunning landscape of woodlands and a lake, perfect for walking and nature appreciation.

Transport links are excellent with Crewe railway station just 8 miles away providing direct train services to London Euston (approx. 90 minutes) and Manchester (approx. 40 minutes). The M6 motorway (Junction 16) is only 10 miles away, offering excellent connections to the wider region. Newcastle-under-Lyme is 10 miles, Chester 27 miles, and Manchester approximately 45 miles. The property is ideally located for those seeking a countryside lifestyle with convenient access to amenities and transport networks.







TENURE

Freehold

COUNCIL TAX

Band E

METHOD OF SALE

Private treaty

SERVICES

Oil fired central heating to main house. Separate LPG Gas to SMithy Cottage and The Stables. Mains water and electricity. Private drainage system.

VIEWINGS

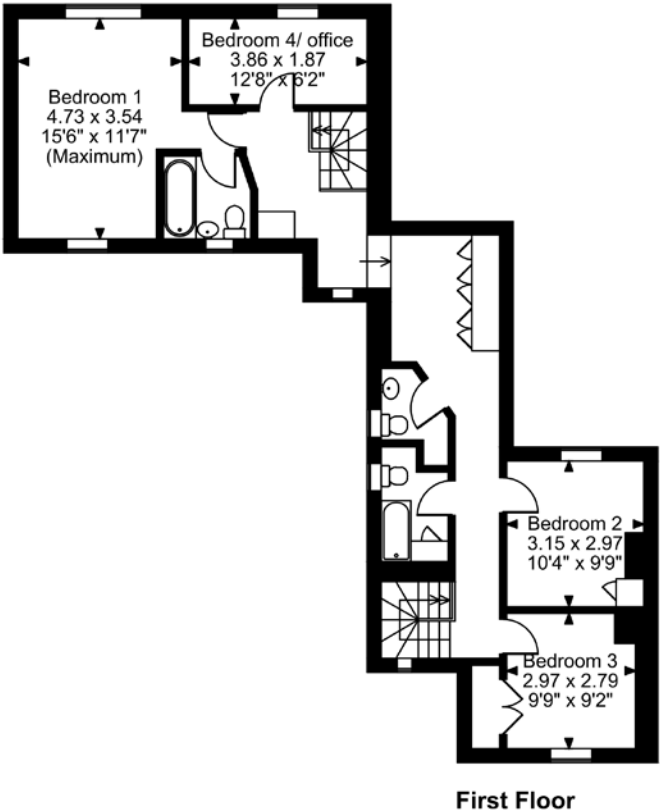
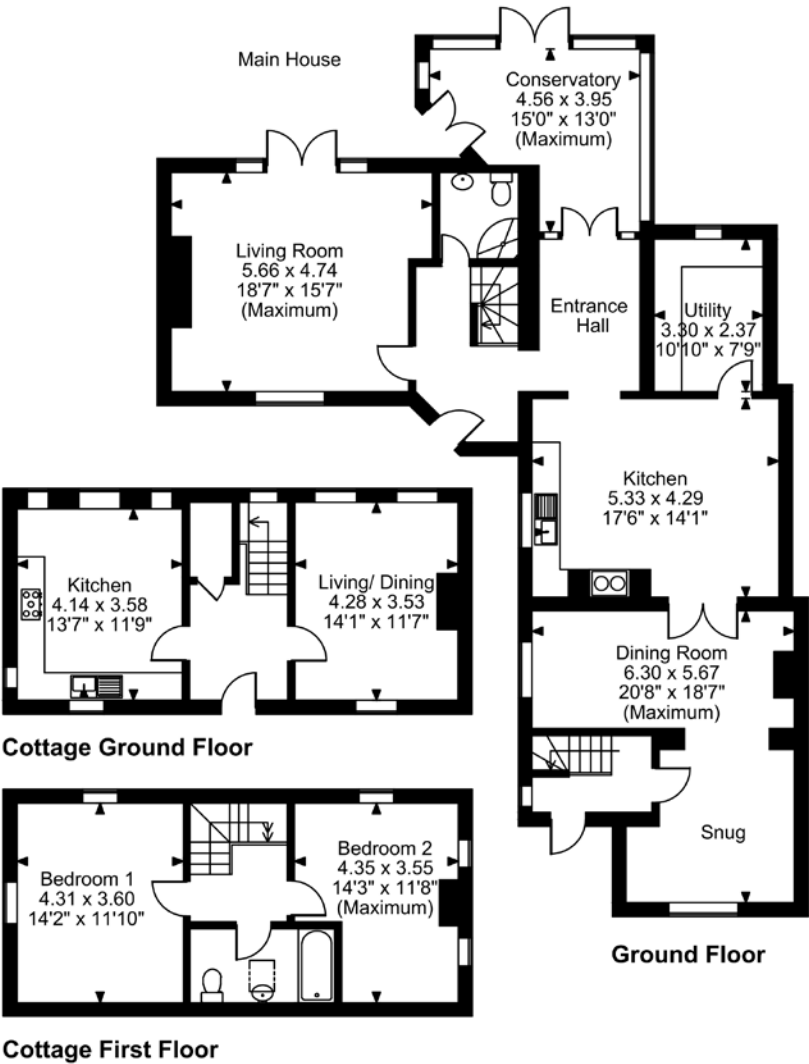
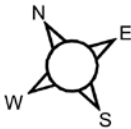
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

FLOORPLAN

Smithy House, Nantwich
Approximate Gross Internal Area
Main House = 2206 Sq Ft/205 Sq M
The Stables = 638 Sq Ft/59 Sq M
Cottage = 868 Sq Ft/81 Sq M
Total = 3712 Sq Ft/345 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8662813/GSM

LegatOwen
RESIDENTIAL
01244 408288
legatowen.co.uk

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Anti-Money Laundering Regulations: In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. DATE PREPARED: SEPT 2025