



'MILLBANK BARN' | MILL LANE | BATHERTON | NANTWICH | CHESHIRE | CW5 7QN | OIRO £850,000





Discreetly nestled in the charming & tranquil semi rural hamlet this exquisite detached barn conversion with detached annexe offers a unique blend of historical character and modern living.

Originally built in 1850, the property has been thoughtfully and beautifully transformed, providing a spacious and inviting home that spans an impressive 2,077 square feet.

Upon entering, you are greeted by elegantly designed reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The layout is both practical and stylish, ensuring that each space flows seamlessly into the next. The property (including the annexe) boasts four bedrooms & three bathrooms, providing ample accommodation for families or guests.

The barn's original features have been wonderfully preserved, adding to its charm and character, while modern amenities ensure a highly comfortable lifestyle.

The expansive grounds offer parking for numerous vehicles making it ideal for those who enjoy hosting gatherings or have multiple vehicles.

This remarkable property is not just a home; it is a lifestyle choice, set in a picturesque location that combines the tranquillity of rural living with easy access to local amenities.

Whether you are seeking a family residence or a peaceful retreat, this barn conversion on Mill Lane is a splendid opportunity that should not be missed.

APPROX 3 ACRES (UNMEASURED)

**IN ALL THE LUXURIOUS & WONDERFULLY APPOINTED HOME MUST BE VIEWED  
TO BE FULLY APPRECIATED**







#### DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street to the mini roundabout. Turn right, passing Morrisons. At the 'Chic Interiors' roundabout turn left and proceed over the level crossing onto Wellington Road. Continue through the traffic lights by Brine Leas Academy onto Audlem Road. Proceed past 'The Globe' Public House and continue. Turn right into Mill Lane & continue where the property will be observed on the right hand side.

#### STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

- 1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY
- 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL
- 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - (Other excellent schools are also located within the town).

#### NANTWICH

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







THE ACCOMMODATION:-  
With approximate dimensions, comprises;

#### ENTRANCE HALL







KITCHEN DINER







LIVING ROOM







DINING / FAMILY ROOM

CLOAKS WC







FIRST FLOOR LANDING

FAMILY SHOWER ROOM







MASTER BEDROOM ONE

DRESSING AREA



ENSUITE SHOWER ROOM







BEDROOM TWO

BEDROOM THREE







DETACHED SINGLE STOREY ANNEXE

ENTRANCE HALL



BEDROOM

ENSUITE SHOWER ROOM







SITTING ROOM

DOUBLE GARAGE / OUTBUILDING  
(Tack Room & Store)

KITCHEN







### EXTERIOR

#### APPROX 3 ACRES OF GARDENS & GROUNDS – UNMEASURED

The property stands in a sublime private & tranquil position with views over the paddock land towards undulating fields beyond.

Approached through brick pillars & double opening timber gates there is ample gravelled parking by the barn itself. Superb lawned gardens with feature part walled paved courtyard with inset water feature is an ideal sheltered spot to relax & entertain whilst there is additional space to the rear with space for hot tub enabling the ideal spot to fully immerse yourself in the location and stunning vista beyond the established boundary hedge.

Opposite the property is the large steel double garage / outbuilding with additional attached tack room & store and timber stable. There is gates access opening to the large parking area which has ample space for numerous vehicles.

A noteworthy feature is that the garden is not directly overlooked which is a wonderful enhancement of the already fine country residence.

### EPC RATING: D

### COUNCIL TAX BAND: F

### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). LPG Gas central heating & private drainage (septic tank).

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.



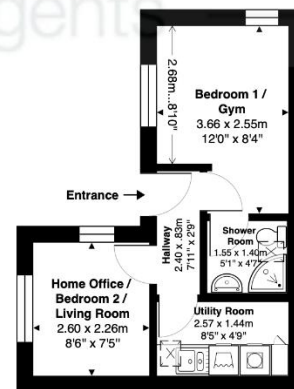
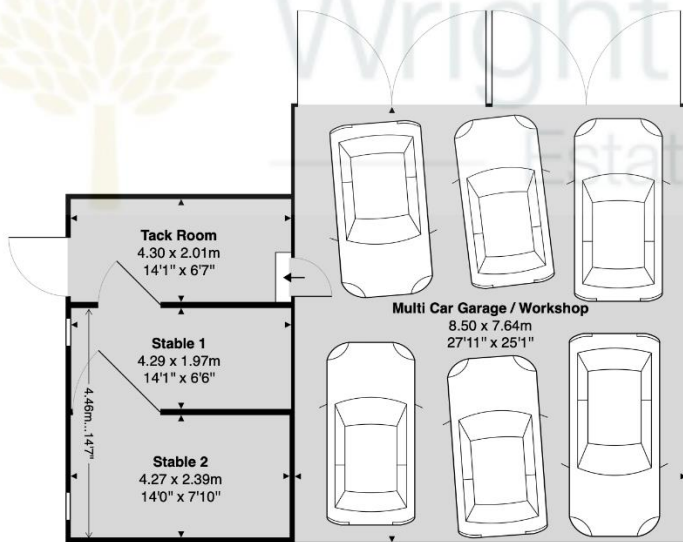
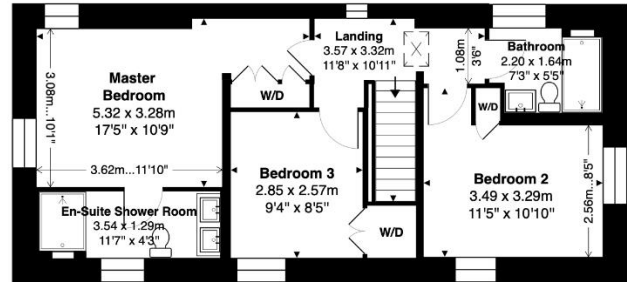
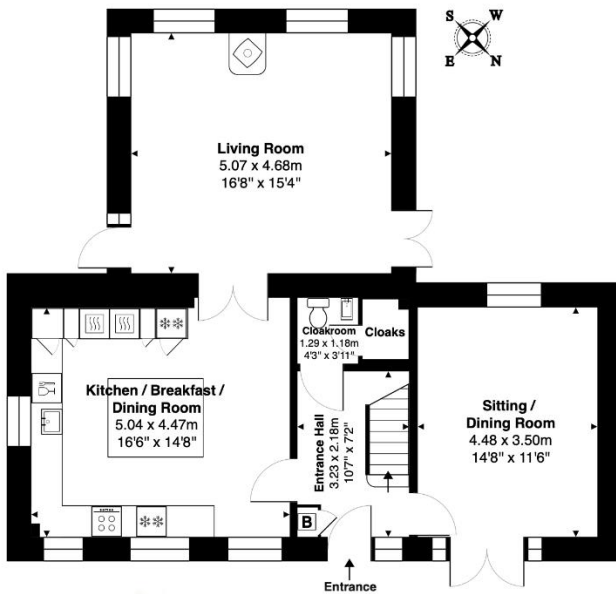








Wright Marshall  
Estate Agents



**MILLBANK BARN, MILL LANE, BATHERTON, NANTWICH, CW5 7QN**

All Building Parts Approximate Gross Internal Area: 244.1 m<sup>2</sup> ... 2627 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
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Estate Agents

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