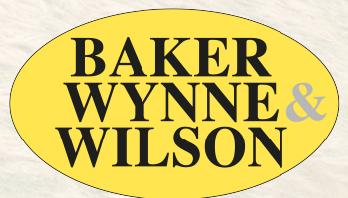




1 Monks Hall Cottages, Mill Lane, Hankelow, Cheshire, CW3 0JD  
Guide Price £288,500



GUIDE PRICE £300,000

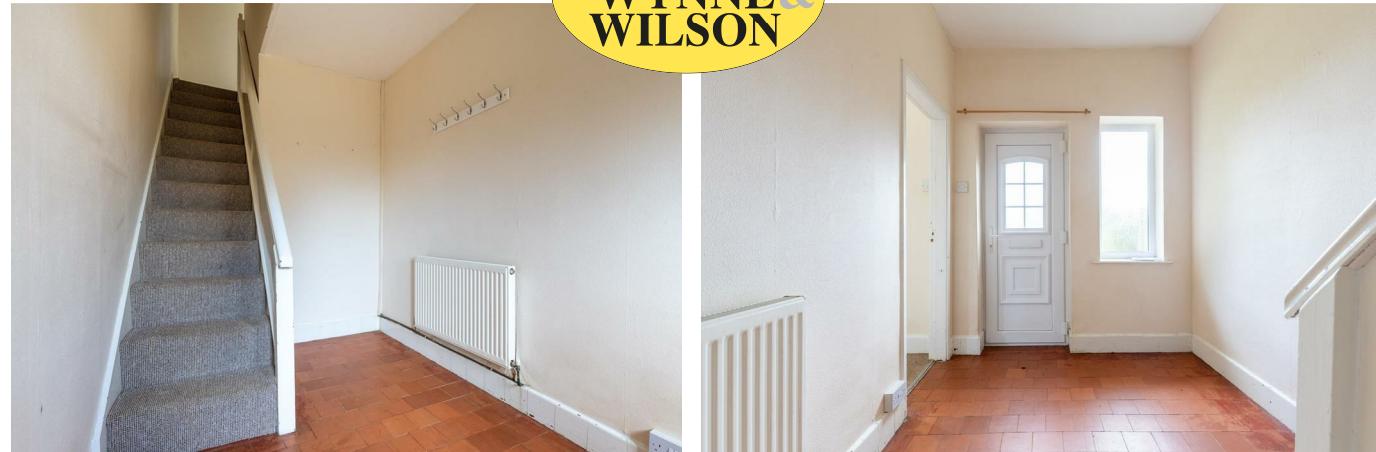
A 1950'S, THREE BEDROOM, SEMI DETACHED COTTAGE WITH OUTSTANDING POTENTIAL, IN A TRULY SPECIAL, ELEVATED, RURAL POSITION ENJOYING STUNNING VIEWS OVER THE RIVER WEAVER AND UNDULATING COUNTRYSIDE, 1.5 MILES FROM AUDLEM VILLAGE CENTRE.

**SUMMARY**

Entrance Porch, Reception Hall, Living Room/Dining Room, Kitchen, Rear Hall, W/C, Laundry, Landing, Three Good Bedrooms, Bathroom, Separate W/C, Oil Central Heating, uPVC Double Glazed Windows, Garage, Car Parking Space, Gardens. No Onward Chain.



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## DESCRIPTION

1 Monks Hall Cottages bares a datestone marked 1951 and was built as a farm workers cottage to Monks Hall. The approach, off Audlem Road, is over a half mile tarmacadam drive (Mill Lane) to a shared (with number 2 Monks Hall Cottages) drive and its own car parking space and garage. So often, cottages in this type of location are beyond the affordability of the majority of buyers and have been developed in such a way that leaves no room for future customisation. This incredibly rare buying opportunity delivers the opposite, with a fair guide price and extensive potential to improve and enlarge, subject to planning permission.

If you enjoy wildlife and nature, walking or running or observing open skylines and sunsets then this setting is going to be difficult to better. All of this and just 1.5 miles from Audlem village centre and 6 miles from the market town of Nantwich.



## LOCATION & AMENITIES

Mill Lane is a private lane leading to, as the name suggests, Hankelow Mill (now two houses), eight further dwellings (including number one), Monks Hall Farm and Coole Hall Farm beyond.

Hankelow village centre is one mile with village green and duck pond, chapel and recently refurbished White Lion

Pub/Restaurant. Audlem village centre is 1.5 miles and is an attractive country village providing a number of local shops including chemist, butchers, local co-operative store and newsagent, health centre, modern primary school, café, three public houses and wide variety of community activities.

Nantwich has a choice of shopping facilities, social amenities and sporting facilities. There is a primary school in Audlem and the Cottage lies in the catchment area of Brine Leas Secondary School/BL6 Sixth Form.

## APPROXIMATE DISTANCES

Nantwich 6 miles  
Crewe (intercity rail network - London Euston 90 minutes, Manchester 40 minutes) 10 miles  
M6 Motorway (junction 16) 12 miles  
The Potteries 15 miles  
Chester 24 miles  
Manchester Airport 37 miles

## DIRECTIONS

To find the property from Nantwich, take the A529 through Hankelow. The property is about half a mile from the White Lion public house, turn right into Mill Lane (not named due to it being a private road), before Corbrook Court Nursing home and then carry on over the river and it is the cottage on the left hand side before Monks Hall Farm.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

### RECEPTION HALL

11'0" x 6'9"

uPVC entrance door and double



glazed window, quarry tiled floor, radiator.

#### LIVING ROOM/DINING ROOM

17'4" x 13'5" maximum 9'5" minimum

Working brick fireplace with tiled hearth, uPVC double glazed windows to the front and side, radiator.

#### KITCHEN

12'8" x 10'9" plus recess

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, extractor hood, plumbing for dishwasher, quarry tiled floor, timber fire surround and tiled hearth (fireplace boarded), walk in pantry with shelving, double glazed window.

#### REAR HALL

Door to side, radiator.

#### UTILITY STORE

With shelving and window

#### W/C

High flush W/C, double glazed window.



#### LAUNDRY

10'4" max x 8'3"

Stainless steel one and half bowl single drainer sink unit, cupboard under, two double glazed windows, plumbing for washing machine, Firebird Envirogreen all fired combination boiler (2022)

#### STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Two built cupboards, access to loft.

#### BEDROOM NO. ONE

12'0" x 11'4"

Double glazed window, radiator.

#### BEDROOM NO. TWO

12'6" x 10'10"

Double glazed window, radiator.

#### BEDROOM NO. THREE

8'5" x 8'4"

Double glazed window, radiator.

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## BATHROOM

6'5" x 5'6"

White suite comprising panel bath with rain head and hand held shower over, pedestal hand basin, tiled around bath, double glazed window, radiator.

## SEPARATE W/C

Low flush W/C, double glazed window.

## OUTSIDE

Tarmacadam parking space for two cars in front of the cottage. Timber and corrugated single garage (ideal for replacement as garage or garden room), timber log store, brick barbecue, concrete yard, two outside taps.

## GARDENS

The gardens are lawned with vegetable plot, hedgerow boundaries and an oak tree. They enjoy superb views to the South, East and West over open countryside, the River Weaver and Mill stream.

N.B. The promap plan is for identification purposes only.

## TENURE

Freehold

## COUNCIL TAX BAND C

## SERVICES

Mains water and electricity. Septic tank drainage (new system installed in 2023).

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

## VIEWING

Appointment with Baker Wynne & Wilson

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M797



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**Ground Floor**  
Floor Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>

**First Floor**  
Floor Area: 46.7 m<sup>2</sup> ... 502 ft<sup>2</sup>

### 1 MONKS HALL COTTAGES, MILL LANE, HANKELOW, CREWE, CHESHIRE, CW3 0JD

Approximate Gross Internal Area: 105.5 m<sup>2</sup> ... 1135 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.  
Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property