



The Old Pump House,, 1 Baddiley Mews Baddiley Hall Lane, Baddiley
Guide Price £469,500



In association with



A UNIQUE SEMI DETACHED CONVERSION OF A FORMER PUMPING STATION TOGETHER WITH AN EXCELLENT GARAGE, AMPLE PARKING, 200 FOOT SOUTH WEST FACING GARDEN IN A TERRIFIC TRANQUIL, NO THROUGH ROAD, RURAL LOCATION WITH OPEN AND FAR REACHING VIEWS OVER COUNTRYSIDE.

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room, Kitchen/Breakfast Room, Utility Room, Landing, Principle Bedroom with Ensuite Shower Room, Two further Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Attached Double Garage, Car Parking Space, Landscaped Gardens and Grounds, Small Communal Paddock.

DESCRIPTION

The Old Pump House, as the name suggests, originally formed part of the Pumping Station at Baddiley Waterworks, along with its immediate neighbour, 2 Baddiley Mews. Baddiley Mere and the Waterworks supplied water to Nantwich until the 1920's. It was converted in the 1980's and is constructed of brick with rendered elevations under a slate roof. The current owners have undertaken a programme of works, both internally and externally so as to transform every aspect of the property. The house itself is a real delight, being particularly light, well balanced and stylish.



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LOCATION & AMENITIES

The Old Pump House is situated in a lovely rural position, just four miles from Nantwich town centre. It lies a short stroll from St. Michaels Church (Grade I listed 1308) one of the few remaining timber framed churches in England. The popular pub/restaurant, The Farmers Arms is 1.5 miles from the house. The picturesque village of Wrenbury is 2.5 miles and has a medical centre, primary school, tennis and bowling clubs, church, public house, Berries cafe and village store/post office. There are some lovely walks via footpaths and the canal to Wrenbury and Ravensmoor. Nantwich hosts many events throughout the year, including the annual Jazz festival, the Nantwich show and food festival. There are monthly farmers markets in the Square and a range of performances at the Players Theatre. The large part of the towns character and charm is the number of boutique shops and independent restaurants, located within attractive historical buildings. The Old Pump House is well placed for access to the major road networks and junction 16 of the M6 motorway is 14 miles, Crewe station 9 miles, has direct services to London Euston (90 minutes).

There are many popular schools at both primary and secondary level in Nantwich and its surrounding villages.

DIRECTIONS

From Nantwich take the A534 Chester Road (Welsh Row), turn left into Marsh Lane, proceed for 3.1 miles, turn right into Baddiley Hall Lane, proceed for .8 of a mile and the property is located on the left hand side just before St. Michaels Church.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

8'6" x 5'0"

uPVC double glazed window and door, built in storage cupboard, quarry tiled floor.

RECEPTION HALL

13'4" x 7'2"

Inset ceiling lighting, cloaks cupboard, radiator.

CLOAKROOM

White suite comprising low flush W/C and hand basin, half tiled walls, tiled floor.



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LIVING ROOM

17'6" x 12'8"

Brick fireplace and chimneybreast, slate hearth and wood burning stove, two double glazed picture windows and French windows to rear garden, painted beamed ceiling, two double wall lights, two radiators.

KITCHEN/DINING ROOM

24'0" x 13'7"

A superb range of bespoke kitchen furniture comprising floor standing cupboard and drawer units with granite worktops, wall cupboards, dresser unit, wall cupboards, sink unit, integrated dishwasher and refrigerator, Rangemaster Elan cooker with extractor hood above, quarry tiled floor, two double glazed windows and door to rear, kick heater, radiator with cover.

UTILITY ROOM

9'10" x 5'10"

Stainless steel single drainer sink unit, cupboards under, tall floor standing cupboard units, wall cupboards, tiled floor, integrated fridge freezer, plumbing for washing machine, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Access to loft, cylinder and airing cupboard, inset ceiling lighting.

PRINCIPLE BEDROOM

12'9" x 11'3"

Three built in double wardrobes, radiator.

ENSUITE SHOWER ROOM

5'9" x 5'7"

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with shower, shaver point, tiled walls, tiled floor, double glazed roof light, bathroom cabinet and mirror fitting, chrome radiator/towel rail.

BEDROOM NO. 2

13'7" x 11'3"

Three fitted double wardrobes, inset ceiling lighting, radiator.

BEDROOM NO. 3

12'6" x 10'0"

Wood laminate floor, radiator.

BATHROOM

8'3" x 6'10"

White suite comprising panel bath with mixer shower, low flush W/C and pedestal hand basin, spot light fitting, shaver point, mirror fitting, fully tiled walls, chrome radiator/towel rail.

OUTSIDE

Attached DOUBLE GARAGE 17'1" x 18'8" electrically operated roll over door, Firebird oil fired boiler, personal door, power and light, small loft above. Exterior lighting. Gravelled car parking area, impregnated concrete courtyard, patio. Shared vehicular access to the side. Garden Shed with power, Greenhouse.

GARDENS AND GROUNDS

Large composite deck with barbeque and well stocked pond with filtration system. The formal gardens are lawned with shrubs, hedgerow, crazy paved path and pergola. Vehicular access to the rear via double gates leading to a concrete hard standing. Kitchen garden with raised beds and a small orchard. A gate leads to a small communal paddock and pond.

SERVICES

Mains water and electricity. Biotech septic tank. N.B. Tests have not been made of electrical, water, gas, 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.

TENURE

Freehold. Vacant possession on completion.

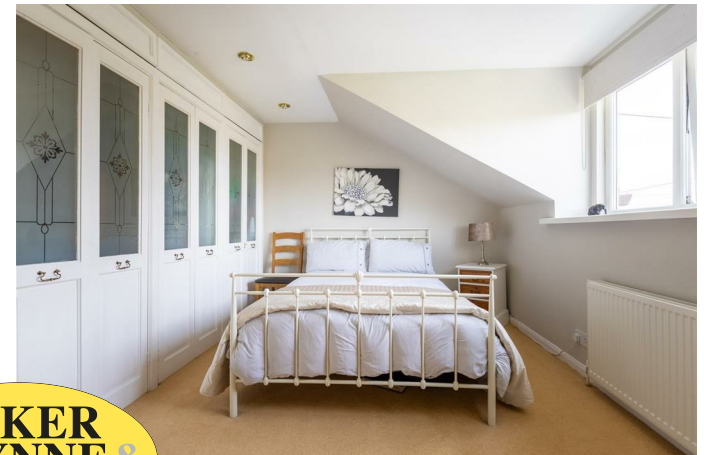
COUNCIL TAX

Band E.

VIEWING

By appointment with Baker Wynne & Wilson
01270 625214
B751



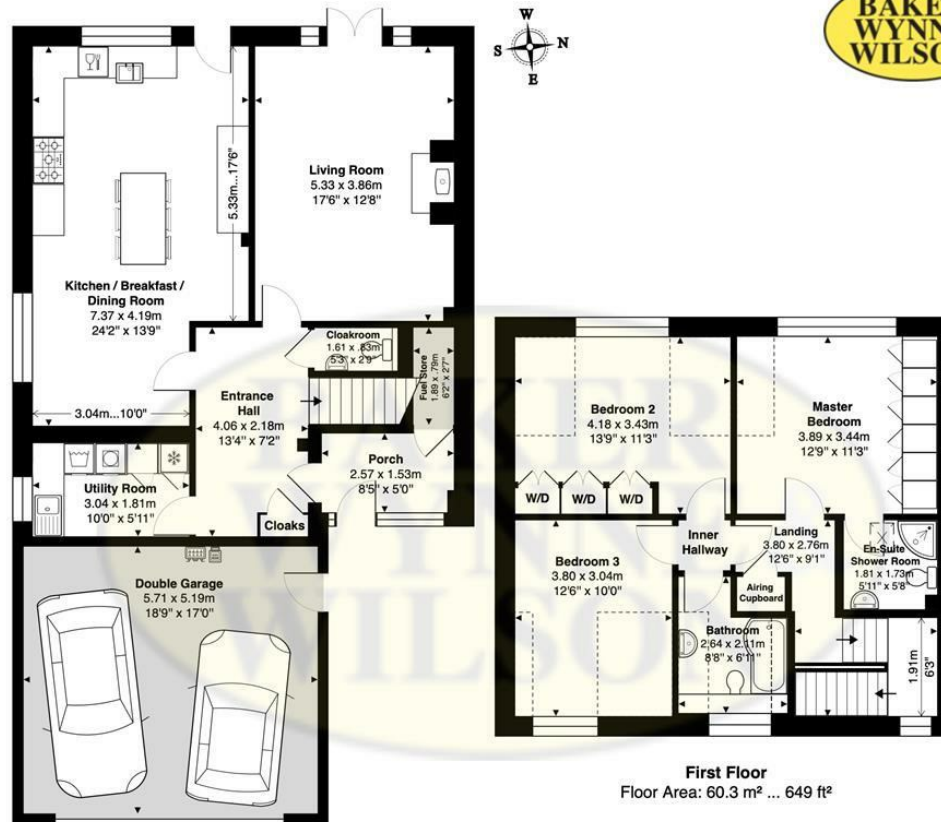


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Ground Floor
Includes Double Garage
Floor Area: 107.4 m² ... 1156 ft²

First Floor
Floor Area: 60.3 m² ... 649 ft²

THE OLD PUMPHOUSE, 1 BADDILEY MEWS, BADDILEY HALL LANE, BADDILEY, NANTWICH, CHESHIRE, CW5 8BS

Approximate Gross Internal Area: 167.6 m² ... 1804 ft² Includes Double Garage

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		65	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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