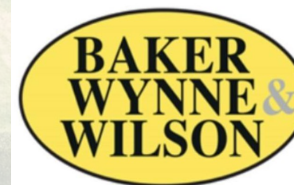




2 Hankelow Mill, Mill Lane, Hankelow, Crewe, CW3 0JD

Guide Price £695,000



In association with



A UNIQUE AND STYLISH CONVERSION OF A GRADE II LISTED VICTORIAN CORN MILL IN A QUITE SPECTACULAR RURAL LOCATION, ENJOYING VIEWS OVER THE MILL POND, RIVER AND ROLLING COUNTRYSIDE BEYOND, 1.5 MILES FROM AUDLEM VILLAGE CENTRE

SUMMARY

Entrance Porch, Reception Hall, Turreted Staircase Hall, Sitting Room, Bedroom with Ensuite Shower Room, Utility Room, Boiler Room, Landing, Living Room, Kitchen/Breakfast/Family Room with Balcony, Landing, Principle Bedroom with Ensuite Shower Room, Two Further Double Bedrooms, Bathroom, Double Glazed Windows, Oil Central Heating, In and Out Block Paved Drive, Car Parking Space, Car Port, Gardens.



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DESCRIPTION

This semi detached mid 19th Century Mill conversion is constructed of brick under a tiled roof (re-roofed in 2021), and approached over an in and out block paved drive to a car parking and turning area. Along with its immediate neighbour, 1 Hankelow Mill, number 2 was initially converted in the 1980's. The Mill machinery is still present in number 1. The approach, off Audlem Road, is over a half mile tarmacadam drive (Mill Lane). Since 2018 the property has been subject to considerable investments of thought and capital both internally and externally. The result is a beautiful home of character that is substantial yet homely, period yet tastefully contemporary. A particular feature being the unusual turreted staircase that leads from the ground to the second floor. The layout is versatile and flexible with the advantage of bedrooms and bathrooms on both the ground and second floors.

Hankelow Mill enjoys stunning views over the Mill pond, the River Weaver and rolling countryside beyond. If you enjoy wildlife and nature, walking or observing open skylines and sunsets then this setting is going to be difficult to better.



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LOCATION & AMENITIES

Mill Lane is a private lane leading to Monks Hall Farm and Over The Water 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 property lies in the catchment area of Brine Leas Secondary School/BL6 Sixth Form.

APPROXIMATE DISTANCE

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, proceed for half a mile and 2 Hankelow Mill is located on the right hand side, before the river.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

11'6" x 6'6"

Stone floor.

RECEPTION HALL

16'6" x 7'1"

A fine oak entrance door, lime stone floor, inset ceiling lighting, cloaks cupboard, designer radiator.

STAIRCASE HALL

11'8" x 10'1"

Lime stone floor, inset display niche, two double glazed windows, radiator.

UTILITY ROOM

7'6" x 6'0"

Enamel one and half bowl single drainer sink unit, cupboards under, tall floor standing cupboard units, integrated refrigerator, plumbing for washing machine, door to rear, radiator.

SITTING ROOM

17'5" plus recess x 15'0"

Slate floor, two double glazed windows, radiator.



BOILER ROOM

7'8" x 6'1"

Oil fired boiler.

BEDROOM

16'2" x 9'4"

Fitted double wardrobe, double glazed window and double glazed picture window, radiator.

ENSUITE SHOWER ROOM

11'9" x 5'7"

White suite comprising low flush W/C and vanity unit with inset hand basin, shower cubicle with rain head shower and hand held shower.

STAIRS FROM STAIRCASE HALL TO FIRST FLOOR LANDING

12'4" x 9'9"

Radiator.

LIVING ROOM

24'4" x 13'6"

Painted timber fire surround with slate hearth, four double glazed windows, ceiling cornices, two radiators.

KITCHEN/BREAKFAST/FAMILY ROOM

24'8" x 12'6"

A superb range of bespoke fitted furniture comprising floor

standing cupboard and drawer units with Quartz worktops, one and half bowl single drainer sink unit in Quartz surround, island unit/breakfast bar with Quartz worktop, Neff integrated microwave/combo oven and oven, four burner ceramic hob unit, integrated refrigerator/freezer, three double glazed windows, inset ceiling lighting, feature lighting above island unit/breakfast bar, designer radiator, door to South West facing balcony.

BALCONY

12'8" x 6'8"

Light

STAIRS FROM LANDING TO SECOND FLOOR LANDING**PRINCIPLE BEDROOM**

12'9" x 12'8"

Fitted wardrobes and cupboards, inset for television, two double glazed windows, two wall lights, radiator.

ENSUITE SHOWER ROOM

9'8" x 3'4"

White suite comprising low flush W/C and vanity unit with inset hand basin, shower cubicle with shower, chrome radiator/towel rail.

BEDROOM

12'10" x 12'7"

Two double glazed windows, light, radiator.



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BEDROOM

13'8" x 7'8"

Two double glazed windows, fitted double wardrobe, radiator.

BATHROOM/WET ROOM

12'2" x 7'8"

White suite comprising free standing bath with waterfall mixer tap and hand held shower, low flush W/C, vanity unit with inset hand basin, wet area with rain head shower and hand held shower, slate floor, two double glazed windows, designer radiator/towel rail.

OUTSIDE

Block paved carparking and turning area. Double car port. Wisteria clad elevation. Two block paved vehicular entrance drives from Mill Lane. The drive continues to the rear garden with a water supply and outside power points. Greenhouse.

GARDENS

The side garden is lawned with specimen trees and shrubs and enjoys a South Westerly aspect over the Mill pond. The rear garden is extensively lawned with specimen trees and mature trees including willow. The River Weaver forms the natural Western boundary and the Eastern boundary is defined by post and rail fencing.

SERVICES

Mains water and electricity. Klargester treatment plant.

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.

TENURE

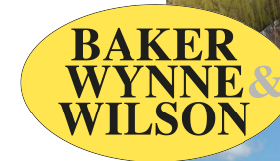
Freehold.

COUNCIL TAX

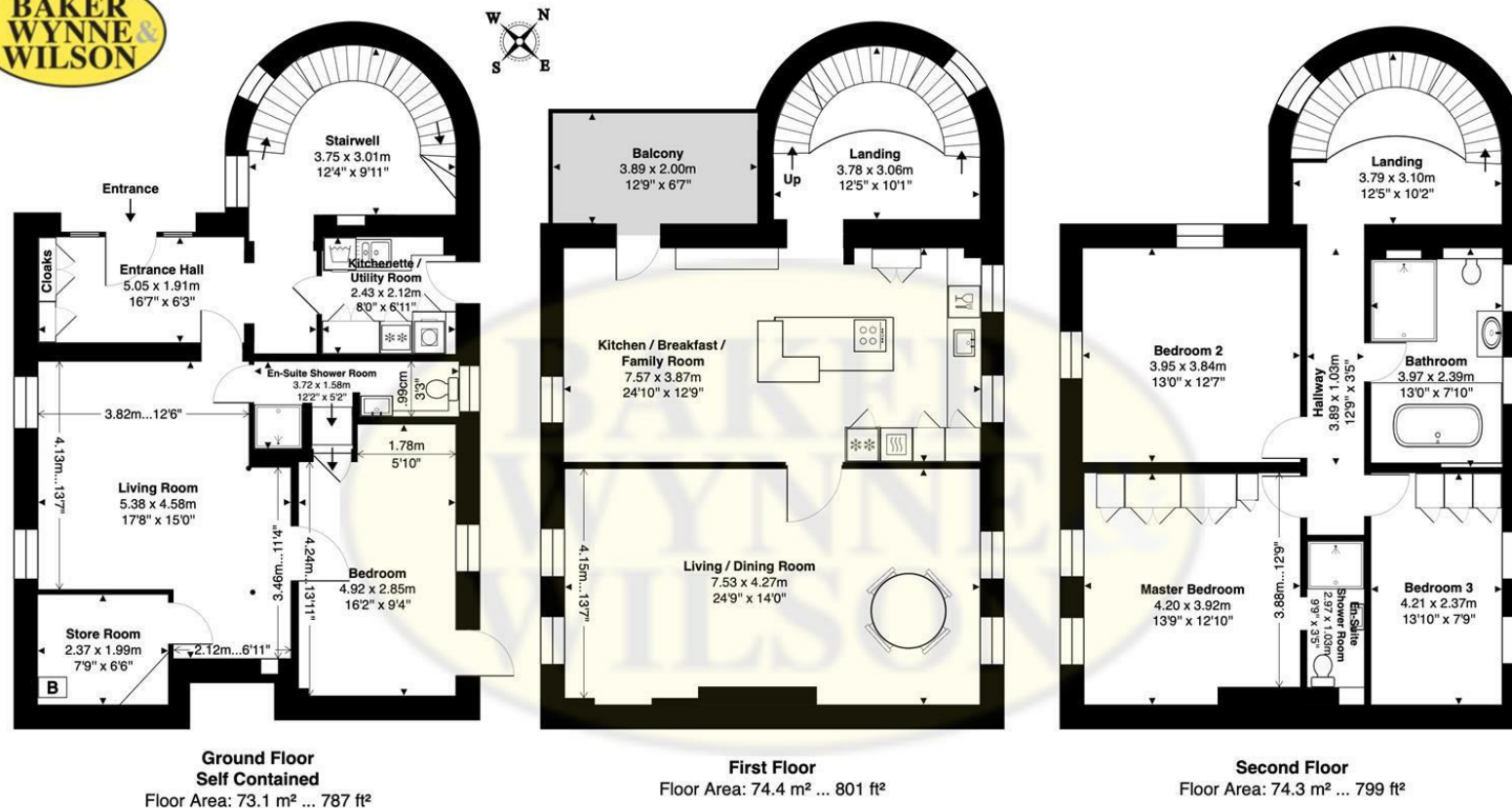
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VIEWING

Appointment with Baker Wynne & Wilson
01270 625214







2 HANKELOW MILL, MILL LANE, HANKELOW, CREWE, CHESHIRE, CW3 0JD

Approximate Gross Internal Area: 221.7 m² ... 2387 ft² (excluding balcony)

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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