



Hatherton Lodge, Hatherton, Nantwich, Cheshire

---







A wonderful Grade II listed Georgian house standing in **beautifully landscaped gardens**, benefiting from far-reaching views over a lake and offered for sale with a multitude of other buildings.

**Summary of accommodation**

**Main House**

**Ground Floor:** Reception hall | Drawing room | Dining room | Sitting room | Orangery | Kitchen | Day room/breakfast room | Study | Utility | Boiler room | Boot room | Two WC's

Cellar

**First Floor:** Principal bedroom with adjoining bathroom, dressing room and balcony | Guest bedroom suite | Four further bedrooms, one en suite | Family bathroom | Linen room

In all about 20 acres

**Distances**

Nantwich 4.5 miles, Chester 26 miles, Shropshire 33 miles, Manchester 43 miles  
(All distances and times are approximate)

**The Coach House**

Garaging for several cars | Modern, fully-fitted two bedroom apartment above

**The Old Stables**

**Ground Floor:** Hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast area | Study | Utility | Two WC's

**First Floor:** Principal bedroom with en suite | Guest bedroom suite | Four further bedrooms, one en suite | Family bathroom | Store



Knight Frank Cheshire  
The Colony, Altrincham Road  
Wilmslow  
SK9 4LY  
[knightfrank.co.uk](http://knightfrank.co.uk)

Andrew Fisher  
01625 461750  
[andrew.fisher@knightfrank.com](mailto:andrew.fisher@knightfrank.com)





## The property

Hatherton Lodge is an outstanding 20 acre country estate nestled in the heart of the South Cheshire countryside. Centred around the beautiful Georgian main house, the estate also encompasses the Old Stables, sensitively converted to offer comfortable family/guest accommodation, The Coach House, which holds garaging for seven cars and above, which is a two bedroom flat, and a number of other workshops and storerooms.

The main house is arranged over two floors around a central hallway and staircase. The dining and drawing rooms lead off the entrance hall, and enjoy views over the sweeping lawns to the lake beyond. A large kitchen with AGA is conveniently situated next to the dining room but opens to its own comfortable dining and sitting area.

The main sitting room joins the orangery from where arched doorways open to the sheltered terrace, creating a further entertaining and dining area. The study, utility and boot rooms are all well-fitted, with the cellar offering bespoke wine racks along its vaulted walls.











The first floor has a landing lit by a skylight, off of which is the elegant principal bedroom suite with a large, well-fitted dressing room and spacious pillared bathroom. The further bedrooms and bathrooms are beautifully presented, and all have views over the gardens and parkland.

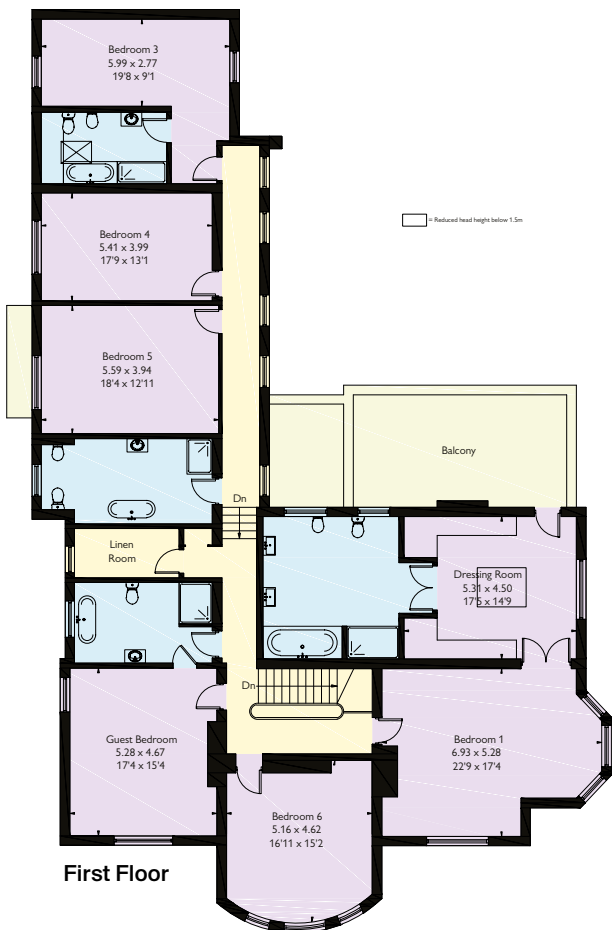
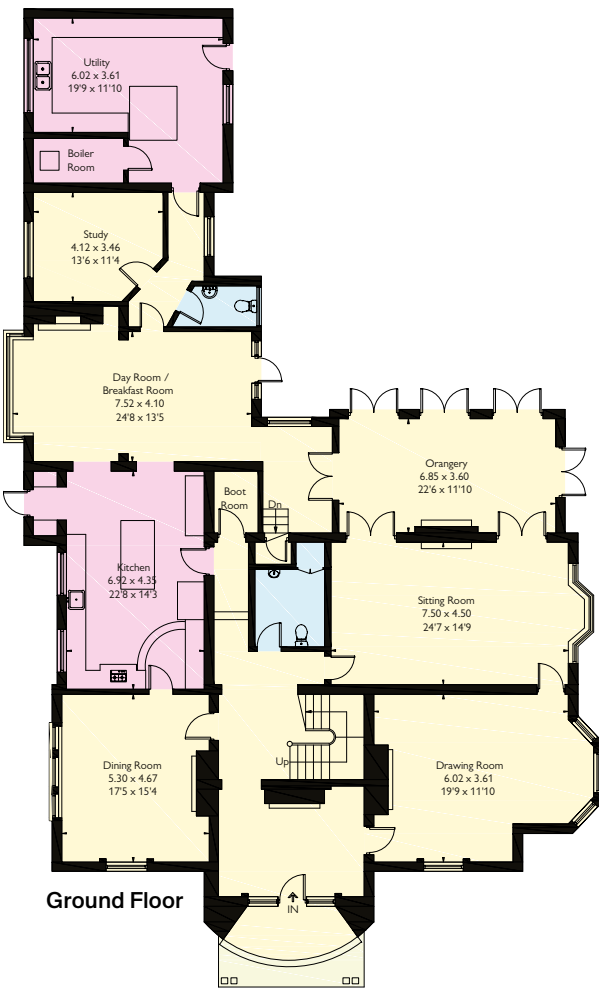




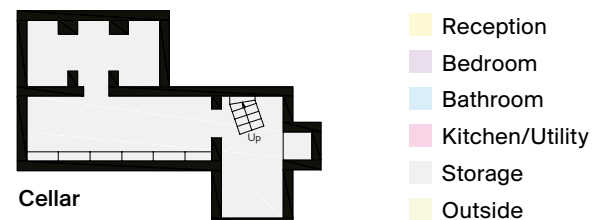
Approximate Gross Internal Floor Area  
 Main House = 584.5 sq m / 6292 sq ft  
 The Old Stables = 389.4 sq m / 4190 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

### Main House



First Floor



Cellar

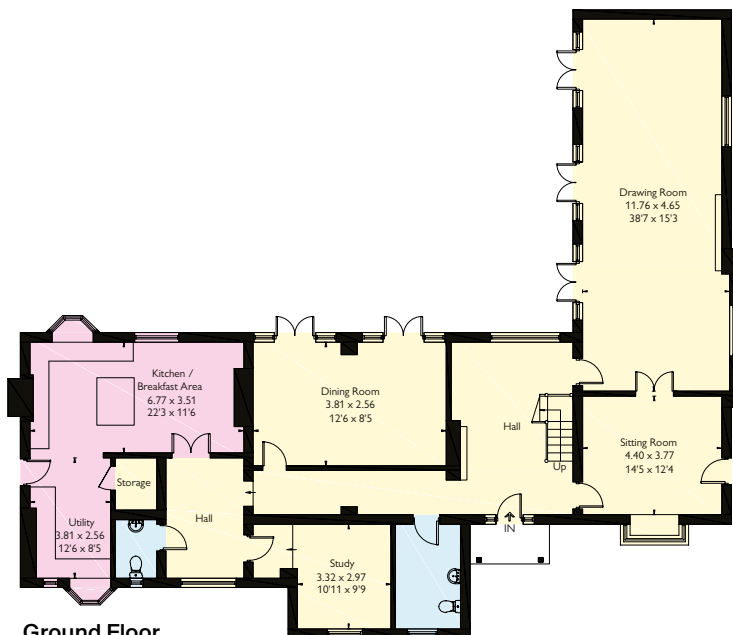
Reduced level height below 1.5m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

### The Old Stables



First Floor



Ground Floor

### Gardens and grounds

Approached through impressive wrought iron gates, set within a pillars and a stone wall, the driveway leads up to a wide gravel sweep to the front of the house. Manicured lawns with a ha-ha and parkland stretch down to the ornamental lake framed by mature trees and home to ducks, geese and swans. A gazebo on the far bank offers views back towards the house.







The house stands with formal gardens to both sides with terraced seating and dining areas, landscaped lawns, scented walkways through rose arches and herbaceous borders.

Beyond the house, the driveway continues on to an area of mature woodland with the newly built workshop and machinery store, and a flood-lit tennis court and changing facilities. The house is believed to date from the early 19th century, with a gracious design boasting high, detailed moulded ceilings, stone and marble fireplaces and wide sash windows.

Over recent years, this has been enhanced with sympathetic renovation and additions to provide elegant, comfortable and exceptionally well-fitted living spaces with an easy flow of rooms for both family living and formal entertaining.

### The Coach House

A driveway splits off the main drive and leads under an archway into a large enclosed courtyard. Here, you will find the Coach House, topped by a bell tower, which houses extensive garaging and workshops. A staircase leads up to the two bedroom staff flat, which is comfortable and of generous proportions.



### The Old Stables

The Old Stables has its own access from Lodge Lane down a large driveway to the front of the property. The house has been sensitively converted from the original Georgian stable block to an attractive, light and comfortable family house presently used to offer short-term holiday lets, but could be stunning guest accommodation. The house offers five double bedrooms, two of which benefit from en suite bathrooms, whilst a further family bathroom and shower room serve the other bedrooms. Notable features include stone fireplaces, striking doorways, a contemporary spiral staircase and a well-fitted kitchen and bathrooms. The numerous reception areas enjoy views of the gardens and fields beyond or the attractive courtyard to the rear.





A further 5 acres on which stands a barn used as the current owners' office is available by separate negotiation. This parcel of land enjoys separate access from the adjoining roadway and could be put to a number of uses.

## Location

Sitting in a rural countryside location, the hamlet of Hatherton is still within four miles of the historic market town of Nantwich with its excellent range of shops and facilities.

There are good communication links, with the nearby M6 (junctions 15 and 16) providing access to Manchester and Birmingham and their respective airports. Crewe Station is 6 miles away and offers regular services to London Euston in as little as an hour and 30 minutes. The house is well located for sporting facilities, with racing at Chester and Bangor, golf at Carden Park and other nearby courses.

The surrounding countryside offers walking and riding, whilst the village of Audlem lies alongside the Shropshire Union Canal and is a popular place for boating enthusiasts in the summer. Nantwich, less than a 10-minute drive away, is a charming market town beside the River Weaver with a rich history and a wide range of speciality shops and supermarkets.

## Property information

**Tenure:** Freehold

**Local Authority:** Cheshire East Council

**Council Tax:** Band H

**EPC Rating:** TBC

**Asking Price:** £4,000,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs and videos dated September 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)





