



The Old Mill, Mill Lane, Doddington, Near Nantwich CW5 7NN

CHESHIRE
LAMONT



An outstanding historic detached period former Mill standing in wonderful private established streamside woodland, gardens and grounds within delightful South Cheshire countryside extending to 3.25 acres providing exceptional versatile accommodation arrayed over three floors incorporating supreme period features seamlessly blending contemporary design and with a most impressive spa standard swimming pool and leisure suite. Impeccably appointed and presented throughout.

- A stunning period former Mill with modern architectural elegance
- Perfectly blending rustic charm with striking contemporary design
- Affording versatile and exceptionally well appointed accommodation over three floors
- Standing in lush private gated grounds, woodland and streamside gardens extending to 3.25 acres
- With an adjoining boutique spa-standard indoor heated swimming pool and leisure complex
- Retaining considerable original period features, character and appeal with extensive outside entertaining areas
- Approached over a winding premium cobbled stone driveway providing a most elegant entrance
- Tiered three floor accommodation with wonderful open plan living space and impeccably appointed vaulted kitchen
- Outstanding reception and bedroom accommodation with stunning aspects to all sides
- Garaging, streamside garden cabin, oak framed lodge, York stone terracing, enclosed paddock with separate lane access

Agents Remarks

The area is renowned for its natural beauty, narrow country lanes and the nearby Bridgemere Garden Centre. Doddington Lake is



the home of a well attended sailing club and overlooked by Doddington Hall which may in the future be converted to a luxurious hotel. The renowned Dagfields Crafts and Emporium is situated nearby and the historic market town of Nantwich is only 5 miles away. The mainline railway station at Crewe offers fast links to London, Manchester and Liverpool whilst the M6 is also within easy reach.

GROUND FLOOR

Porch

Reception Hall 11' 1" x 10' 2" (3.37m x 3.09m)

With a built-in cupboard and a door leads to:

Snug 26' 3" x 16' 10" (8.01m x 5.14m)

With double glazed doors to front elevation and ceiling beams.

Kitchen 22' 0" x 17' 7" (6.70m x 5.36m)

With a superb range of high quality base units, fitted dresser unit incorporating a large illuminated wine rack and display shelving, handsome AGA, premium brand integrated appliances, oak truss, ceiling beams double glazed windows to three elevations providing delightful aspects and a staircase descending to the lower ground floor accommodation.

From the Snug open access leads to:

Inner Hall

With a staircase ascending to first floor.

Open Plan Dining and Living Area 31' 5" x 29' 11" (9.57m x 9.13m)

A stunning, spacious open plan room with a large Cheshire brick fireplace incorporating a log burning stove, an array of ceiling beams, feature brick walling, large double glazed feature arched window providing superb aspects and two further double glazed windows.

From the Dining Area a door leads to:

Rear Hall

With a double glazed window and a door to:

Bedroom Three 14' 6" x 14' 4" (4.41m x 4.38m)

With a range of fitted wardrobes and a double glazed window providing lovely views.



From the Rear Hall a door leads to:

Ground Floor Bathroom

With a bath, WC and wash basin.

From the Rear Hall a door leads to:

Bedroom Four 15' 11" x 14' 5" (4.84m x 4.39m)

With a range of fitted wardrobes and a double glazed window.

From the Rear Hall a door leads to:

Bedroom Five 10' 2" x 9' 2" (3.10m x 2.79m)

With a double glazed window and a staircase ascending to:

Shower Room

With a shower cubicle, WC, vanity wash basin with drawers beneath and double glazed window.

LOWER GROUND FLOOR

Spacious Poolside Entertaining Room 41' 9" x 39' 8" (12.73m x 12.10m)

A stunning addition to the property providing a superb relaxing space with a lovely glazed entertaining area enjoying aspects over the gardens, professional swimming pool with retractable thermal cover, sunken jacuzzi, feature brick walling, beams and handsome Greek-style pillars.

Changing Room 8' 7" x 8' 6" (2.62m x 2.58m)

With changing/shower facilities.

Plant Room 16' 0" x 8' 10" (4.87m x 2.69m)

With full heat and filtration system.

From the Poolside Entertaining Room doors lead to:

Garden Room 17' 6" x 10' 7" (5.33m x 3.22m)

A glorious room with delightful aspects over the patio and gardens, double glazed doors and windows and a staircase ascending to the upper floor.

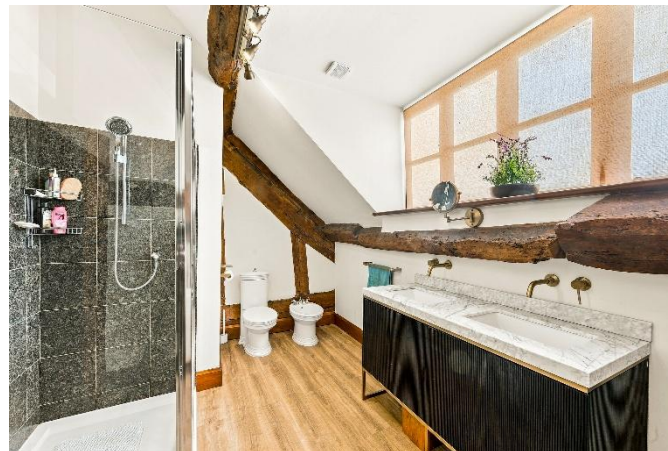
Office 12' 0" x 11' 1" (3.66m x 3.38m)

With a double glazed window overlooking the gardens.

From the Garden Room a door leads to:

Hallway

With a door to outside and a door to:



Pantry 20' 6" x 6' 11" (6.25m x 2.11m)

With a door leading to:

Wine Cellar 32' 7" x 6' 0" (9.92m x 1.83m)

From the Pantry a door leads to:

Cellar 26' 5" x 20' 8" (8.05m x 6.30m)

Providing superb storage space.

From the Pantry a door leads to:

Utility Room 11' 5" x 10' 7" (3.47m x 3.22m)

With base units, sink, pet shower facilities, plumbing for washing machine, beams and double glazed doors with windows to either side.

Inner Hall

With a door to Cellar and a door to:

Cloakroom

With WC and wash basin.

From the Inner Hallway a door leads to:

Garage 22' 10" x 19' 4" (6.97m x 5.89m)

With a door to front, light, power and a personal door leads to:

Garage 19' 5" x 14' 4" (5.91m x 4.37m)

With a door to front, light and power.

FIRST FLOOR

Master Bedroom 17' 4" x 4' 0" (5.28m x 1.22m)

With a range of ceiling beams, doorway to dressing area with a range of fitted wardrobes, double glazed box bay window incorporating window seat and a door leads to:

En-Suite Shower Room

With a shower cubicle, WC, bidet, twin bowl vanity wash basins with cupboards beneath, beams and a double glazed window.

Bedroom Two 17' 11" x 13' 0" (5.46m x 3.97m)

With fitted wardrobes, beams, double glazed window, archway and step descending to further fitted wardrobes and a door leads to:



En-Suite Bathroom

With a free-standing bath incorporating tap stand to side, WC, shower cubicle, vanity wash basin with drawers beneath and double glazed window.

Externally

The Old Mill stands in outstanding private grounds and gardens with wonderful private garden areas, woodland walks, a grassed leisure pitch, natural pond and extensive landscaped York stone patio entertaining terraces. The property is approached through a pillared gated entrance way that leads over a large sweeping cobbled driveway and provides parking to the front of the house and sweeps down to the side to a lower level parking area at the rear leading to integral garaging. The gardens incorporate a streamside garden cabin, oak framed lodge, mature specimen trees and a separate field gate allows access from Mill Lane to hedge-lined sheltered paddock with raised vegetable beds and borders.

Streamside cabin 15' 8" x 12' 4" (4.78m x 3.77m)

A detached timber cabin upon a raised decked terrace overlooking woodland and a freshwater stream with double glazed windows to three elevations, double glazed doors and a log burning stove.

Garden Lodge 10' 10" x 9' 3" (3.31m x 2.82m)

An oak framed lodge providing a lovely tranquil zone enjoying views over the gardens.

Tenure

Freehold.

Services

Oil fired central heating, mains water and electricity, private drainage (not tested by Cheshire Lamont).

Viewings

Please contact William Swindley on 01270 624441 for a personal discussion prior to viewing.

Directions

From Nantwich proceed South along the A53 signposted towards Stone and continue out of Nantwich for approximately three miles through the village of Walgherton. Continue for one mile, turn left into Mill Lane and proceed for 200 yards where the property is situated on the left hand side.

The Old Mill, Nantwich

Main House gross internal area = 6,096 sq ft / 566 sq m

Garages gross internal area = 760 sq ft / 71 sq m

Outbuilding gross internal area = 294 sq ft / 27 sq m

Total gross internal area = 7,150 sq ft / 664 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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