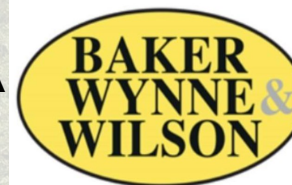




Millfield Cottage Over Road, Church Minshull, Nantwich, CW5 6EA  
Guide Price £350,000



*In association with*





GUIDE PRICE: £350,000 -  
£400,000 PLUS

A CHARMING ATTACHED  
PERIOD COTTAGE, SET WELL  
BACK FROM THE ROAD IN A  
WONDERFUL SOUTH WEST  
GARDEN SETTING IN THE  
HEART OF THE VILLAGE.

#### SUMMARY

Entrance Porch, Reception Hall,  
Shower Room, Sitting Room,  
Living Room, Conservatory,  
Bedroom No. 3/Study, Kitchen,  
Landing, Two Bedrooms,  
Bathroom, Attached Garage and  
Utility Room, Oil Central Heating,  
Double Glazed Windows, Car  
Parking and Turning Space,  
Gardens.



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## DESCRIPTION

Millfields Cottage is an interesting period cottage constructed of brick under a slate roof and approached over its own sweeping tarmacadam drive to a car parking and turning area. It sits well back from the road, off a shared drive, in a lovely enclave that comprises The Mill and Mill Forge.

The internal layout offers plenty to work with and this comfortably sized cottage has sufficient adaptability to suit different lifestyle requirements. It requires some modernisation but in many ways that adds to the appeal.

The gardens are a delight and provide a wonderful setting for this competitively priced cottage.



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## LOCATION & AMENITIES

Church Minshull is a small village within easy reach of both Nantwich, 6 miles to the South and 5 miles North West of Crewe. Crewe Railway Station offers a 90 minute intercity service to London Euston. Church Minshull has church, village hall and the Badger Inn/Restaurant that provides a wide range of traditional beers, a broad selection of wines, fresh food and accommodation.

Tarporley is 9 miles to the West, Northwich 10 miles, Chester 20 miles to the West, Junctions 16 (South) and 18 (North) of the M6 motorway are about 10 miles. Manchester Airport is a 45 minute drive.

## DIRECTIONS - CW5 6EA

From Nantwich, proceed along Barony Road, at the roundabout turn right, following the signs for

Worleston/Church Minshull, continue for 4.7 miles into Church Minshull, continue past The Badger Public House, turn left at the mini roundabout onto Over Road, proceed for about 100 yards and the entrance to Millfields Cottage is located on the right hand side.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

Quarry tiled floor.

### RECEPTION HALL

17'10" x 7'9"

Understairs store, single wall light, uPVC entrance door, radiator.

### SITTING ROOM

15'10" x 13'10" into bay

Open fireplace with marble inset and hearth and carved timber surround, double glazed bay window to side, double





glazed window to front, picture light, double wall light, shelving, radiator.

#### **LIVING ROOM**

15'8" x 10'9"

Double glazed window, French windows to conservatory, four double wall lights, picture light, radiator.

#### **CONSERVATORY**

9'3" x 9'1"

Brick base uPVC double glazed windows and door.

#### **BEDROOM NO. 3/STUDY**

10'8" x 7'10"

Double glazed window, radiator.

#### **SHOWER ROOM**

6'5" x 4'9"

White suite comprising low flush W/C and pedestal

hand basin, shower cubicle with Aqualisa shower, tiled walls, radiator.

#### **KITCHEN**

13'10" x 11'7"

Stainless steel one and half bowl single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, Beko cooker with extractor hood above, built in cupboards, single wall light.

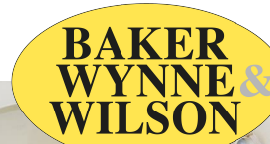
#### **STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING**

11'8" x 7'2"

#### **BEDROOM**

16'2" x 11'1"

Fitted triple wardrobe with sliding mirrored doors, two double glazed windows, radiator.





### **BEDROOM NO. 2**

9'2" x 9'2"

Built in cupboard, cylinder and airing cupboard, double glazed window, round double glazed window.

### **BATHROOM**

7'0" x 6'4"

Coloured suite comprising panel bath, pedestal hand basin and low flush W/C, double glazed roof light, tiled walls, radiator.

### **OUTSIDE**

Attached GARAGE 20'9" x 9'3" electrically operated up and over door, Firebird oil central heating boiler, access to loft. Tarmacadam car parking and turning area. Street lamp, oil tank.

### **UTILITY ROOM**

9'3" x 8'0"

Stainless steel single drainer sink unit, cupboards under, shelf.

### **GARDENS**

The gardens are extensively

lawned with shrubs, specimen trees and enjoy a South Westerly woodland aspect.

### **TENURE**

Freehold.

### **SERVICES**

Mains water and electricity. Oil central heating. Tricel treatment plant (2025).

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.

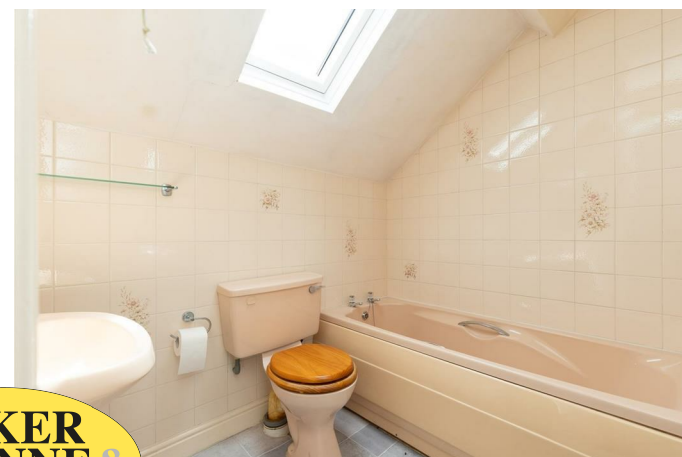
### **COUNCIL TAX**

Band F.

### **VIEWING**

By appointment with BAKER, WYNNE & WILSON.

38 Pepper Street, Nantwich. (Tel No: 01270 625214).



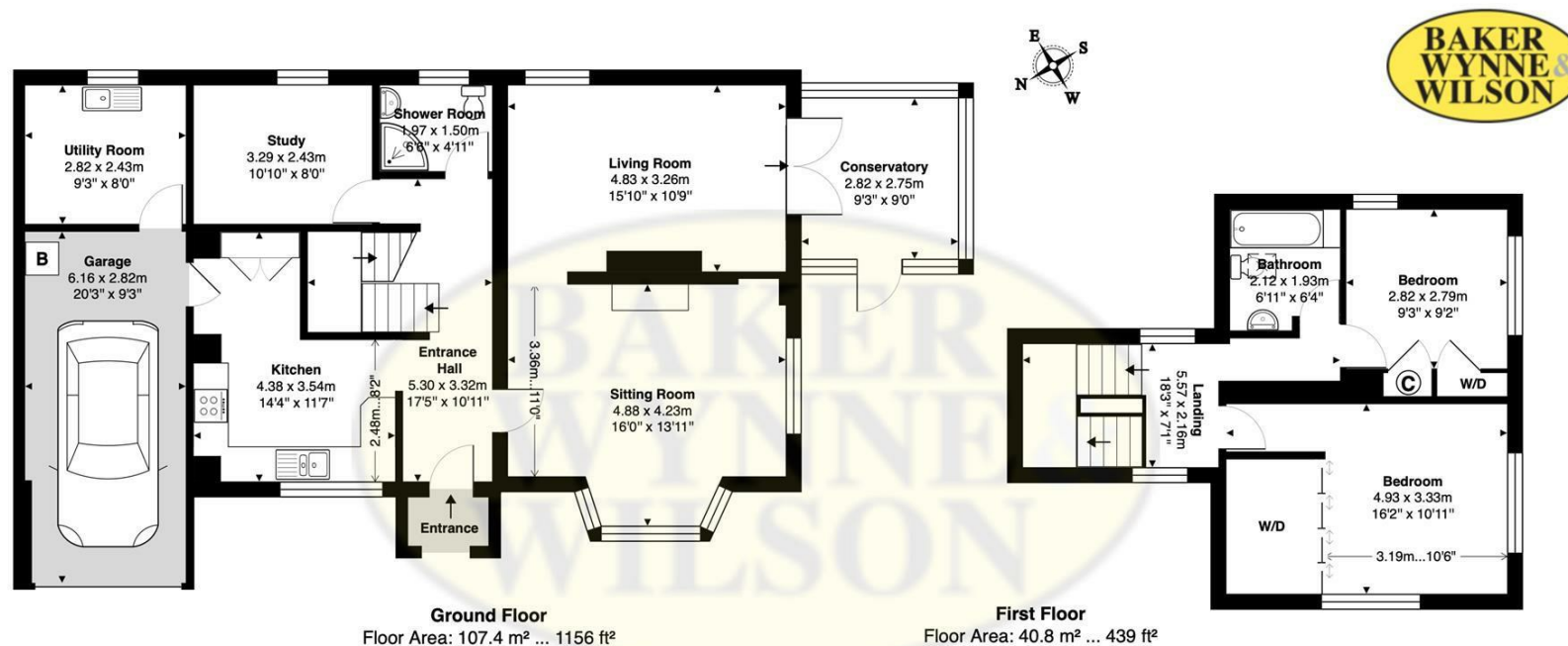
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### MILLFIELD COTTAGE, OVER ROAD, CHURCH MINSHULL, NANTWICH, CHESHIRE, CW5 6EA

Approximate Gross Internal Area: 148.2 m<sup>2</sup> ... 1595 ft<sup>2</sup> Includes 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.  
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

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

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