



'HOLLY FARM' | CREWE ROAD | HATHERTON, NANTWICH | CHESHIRE | CW5 7PE | OFFERS OVER £650,000



Historic Three-Bedroom Detached Cottage Circa 1600's | Detached Barn with Conversion Potential |
Paddock | Triple Garage | Stunning Countryside Views

Occupying a truly idyllic rural setting with breathtaking views across rolling countryside, this charming three-bedroom detached period cottage presents a rare opportunity to acquire a home of immense character, exceptional versatility and outstanding lifestyle appeal.

Believed to date back many years, the property beautifully combines original charm with generous living accommodation, whilst enjoying an enviable position surrounded by glorious open countryside. The extensive grounds (extending to approx. 1.7 Acres) include beautifully established gardens, an ornamental pond and a paddock, creating an ideal environment for those seeking an equestrian lifestyle, hobby farming or simply the tranquility of country living. A particular highlight is the substantial detached single-storey brick barn, offering exciting scope for conversion into ancillary accommodation, a home office, holiday let or studio, subject to the necessary planning permissions and building regulations. Complementing this is a triple timber-framed garage/carport providing extensive parking and storage.

The cottage itself offers spacious and characterful accommodation, with an abundance of original features including exposed timbers, fireplaces and traditional architectural detailing, creating a warm and welcoming family home. Every principal room enjoys delightful views over the surrounding gardens and the spectacular landscape beyond.

The rear aspect is especially impressive, overlooking miles of undulating countryside, providing an ever-changing backdrop throughout the seasons and a wonderful sense of privacy and seclusion.

Despite its peaceful rural position, the property remains conveniently located for nearby villages, market towns, excellent road links and a range of local amenities, making it an exceptional country residence for families, professionals or those looking for a lifestyle move.





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for approx. 5 miles through Stapeley to Hatherton. Turn left into Crewe Road (signed for Dagfields) and follow the road, where the property will be observed on the right hand side.

NEARBY AUDLEM VILLAGE (PICTURED RIGHT)

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and 'Party on the Park'.

NANTWICH TOWN (APPROX 5 MILES)

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins.







KEY FEATURES:-

Historic detached character cottage
 Three generously proportioned bedrooms
 Outstanding far-reaching views across rolling countryside
 Detached single-storey brick barn with excellent conversion potential (subject to the necessary consents)
 Paddock ideal for equestrian or smallholding use
 Beautifully established mature gardens
 Ornamental pond
 Triple timber-framed garage/carport with extensive parking
 Wealth of original period features and character throughout
 Peaceful rural setting with excellent privacy
 Convenient access to nearby villages, amenities and transport links
 A truly exceptional country home offering character, land, outbuildings and remarkable potential in one of the area's most picturesque rural settings.
 Properties of this calibre and versatility are seldom available, and early viewing is highly recommended.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

REAR (PRINCIPLE) ENTRANCE PORCH (8'6 x 7'6)

KITCHEN (18'7 x 7'4)





SPLIT LEVEL DINING / MORNING ROOM:-
BREAKFAST ROOM (14'6 x 9'8)

KITCHENETTE (UPPER OFFICE / SEATING AREA) (11'2 x 5'4)





CONSERVATORY (14'2 x 11'0)





LIVING FAMILY ROOM (16'2 x 15'8)





FORMAL DINING ROOM / BEDROOM 15'10 x 9'4

SHOWER ROOM & WC 7'9 x 4'0





FIRST FLOOR LANDING 11'9 x 6'6



BEDROOM TWO 15'7 x 9'0

WALK IN WARDROBE (POTENTIAL ENSUITE) (8'11 x 5'2)





SPLIT LEVEL MASTER BEDROOM ONE 15'7 x 14'10

ENSUITE BATHROOM 7'6 x 5'4

DRESSING AREA





BEDROOM THREE 11'5 x 10'7



EXTERIOR

(Approx 1.7 Acres).

Approached via a private driveway and occupying an exceptional plot, this charming country residence enjoys beautifully established gardens together with a paddock, creating an idyllic setting for those seeking space, privacy and a true rural lifestyle. The grounds have been thoughtfully arranged to provide a wonderful balance of formal gardens, open grazing land and a variety of useful outbuildings, all whilst taking full advantage of the breathtaking panoramic views across the surrounding rolling countryside to the rear.

A delightful ornamental pond provides a peaceful focal point within the gardens, complemented by mature trees, established planting and numerous seating areas from which to enjoy the surroundings. The adjoining paddock offers excellent versatility, making it ideal for equestrian interests, smallholding pursuits or simply enjoying the open space.

Further enhancing the property's appeal is a detached timber garage/carport providing ample covered parking and storage, together with a detached single-storey brick barn offering exciting potential for conversion into ancillary accommodation, a home office, holiday let, studio or workshop, subject to the necessary planning permissions and building regulations.

Rarely does a property combine such an attractive character home with generous grounds, versatile outbuildings and outstanding countryside views, making this an exceptional opportunity for buyers seeking a unique lifestyle property in a truly picturesque setting.

DETACHED TRIPLE CARPORT (26'8 x 18'1)

DETACHED BARN – WORKSHOP 36'1 x 20'0

EPC RATING: E

COUNCIL TAX BAND: F



SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Electric central heating. Private drainage (septic tank).

NOTE: No tests have 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.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.





MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.













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Approximate Gross Internal Area: 271.8 m² ... 2925 ft² Includes Outbuildings
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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