Meadowvale Coole Lane, Baddington - CW5 8AR

Offers Over **£450,000**

BAKER WYNNE & WILSON in association with GASCOIGNE HALMAN

Meadowvale Coole Lane

Baddington, Nantwich

- **A STUNNING BLEND OF BREATHTAKING PANORAMIC VIEWS AND INCREDIBLE DEVELOPMENT POTENTIAL (STPP) ON A GENEROUS 1/3-ACRE PLOT.**
- Occupying an enviable position along highly sought-after Coole Lane, this delightful three-bedroom semi-detached country cottage offers a rare opportunity to secure a premium home that seamlessly combines rural tranquillity, modern convenience, and immense future potential.
- The crowning jewel of this property is its spectacular, plot extending to **over a third of an acre**. The beautifully landscaped, South-facing gardens directly adjoin open fields, treating you to mesmerising, uninterrupted panoramic views across the distant countryside.
- For buyers with a vision, this expansive plot offers a magnificent footprint and generous space to the side for a substantial extension (subject to necessary planning consents), allowing you to customise and create your ultimate dream country residence.
- The existing cottage is comfortable with double-glazing throughout, making it entirely ready to live in while you plan your grand designs.
- Outside, the property's superb versatility is enhanced by exceptional external infrastructure, including a sturdy brick-built garage, an outhouse, and a secondary field shelter/store.
- Crucially, the grounds benefit from a **separate gated vehicle access** directly onto Coole Lane, making the space highly practical for multi-car parking and independent storage.

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- Offered for sale with **no onward chain** and immediate vacant possession, this idyllic country retreat is ready for you to move straight in and start unlocking its true value.
- Early viewing is highly advised to fully appreciate the views, scale of the plot, and development scope on offer.
- **DIRECTIONS to CW5 8AR**

What 3 words /// labs.spokes.crumples

- **OUT AND ABOUT IN NANTWICH - 2 MILES**

Why Nantwich? - Whether you're a history enthusiast, food lover, or outdoor

adventurer, Nantwich delivers a rare blend of tranquillity and

vibrancy. With its thriving community, rich heritage, and

unbeatable location, it's no wonder this town is consistently

ranked among Cheshire's most desirable places to live.

Historic Heartbeat

- Wander cobbled streets lined with timber-framed Tudor

buildings, the iconic 12th-century St. Mary's Church, and the

striking Nantwich Market Hall, a testament to the town's 400-

year trading legacy.

- **Cultural Heritage:** Dive into local history at Nantwich

Museum or explore the Hack Green Secret Nuclear Bunker, a

Cold War relic turned visitor attraction.

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- **Thriving Lifestyle**
  - Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't
  miss the monthly farmers' market for local produce.
  - **Unique Leisure:** Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal.
  - **Highly Rated Education:** Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence.
  Festivals & Community Spirit
  - Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually.
  - **Year-Round Vibrancy:** From Cholmondeley Castle's summer
  events to festive Christmas markets, there's always something
  happening.
  - **APPROXIMATE DISTANCES**
  Connecti**vity & Convenient Effortless Commuting**:
  Just 5 miles from Crewe Station (20-minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive. (All travel times and distances are approximate.)

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- **GENERAL REMARKS**

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.

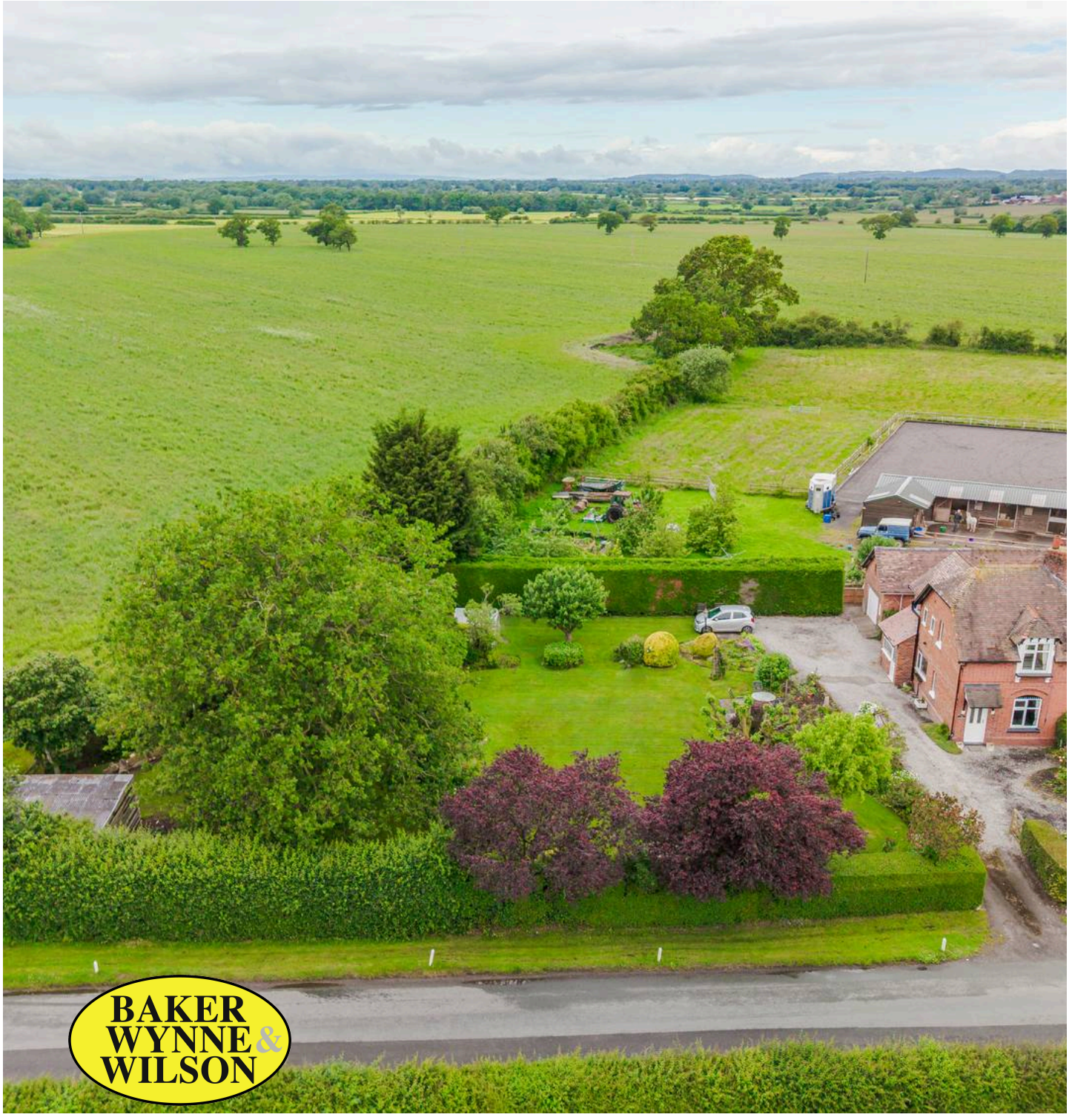
This serene three -bedroom home lies a short distance from both Nantwich and Audlem, encompassed by arresting views of the countryside with carefully maintained lawns that look onto the surrounding farmland beyond. There are also many local schools close by to choose from.

We can confidently recommend an early viewing to fully appreciate such a coveted and accessible location.

Baddington is a highly desirable, deeply peaceful rural enclave, it epitomises the best elements of rural Cheshire living with Nantwich town centre a short two-mile journey to the northeast, making the location a true country haven for commuters or those seeking market-town amenities. The Shropshire Union Canal meanders through the landscape, giving residents direct access to peaceful towpath walks right on their doorstep. Predominantly agricultural lands surround the parish, providing an expansive backdrop of rolling fields and scattered historic farms. Rich History & Heritage -The Bromley family seat, historically known as Baddington Hall, dates to the reign of Edward III. Hack Green, a small, dispersed settlement within the parish, houses a fascinating former secret underground bunker and regional defence headquarters.

- **Step Into Your Forever Home – Vendor Comment**

" Having loved every moment here as a growing family we have cherished this home, its wonderful memories, and outstanding attributes. We hope it gives as much pleasure to the next owner's "



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Baddington, Nantwich

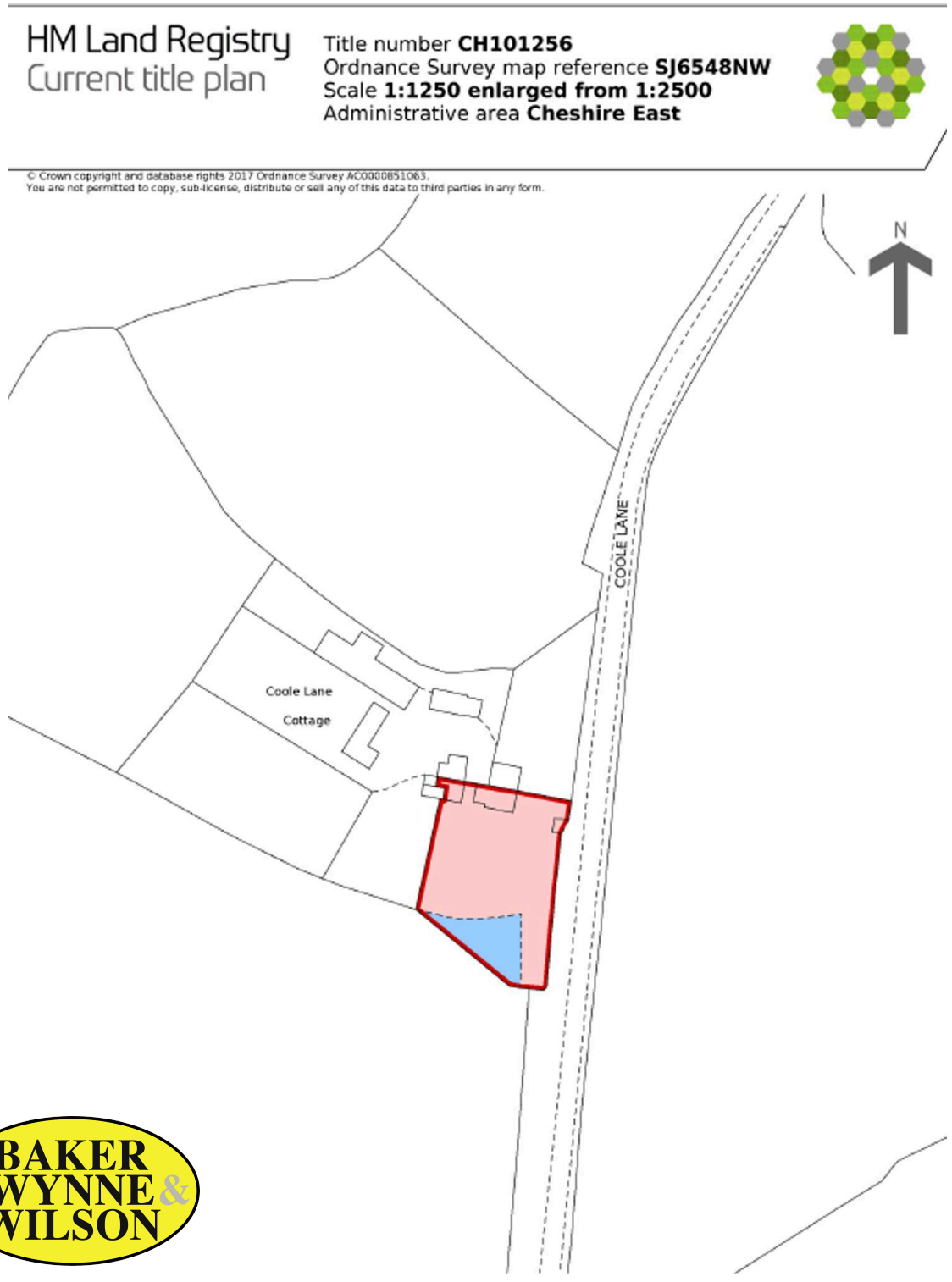
- **BUYER'S WAITING TO HEAR ABOUT YOUR HOME.**

If you like this property why not request a consultation with a local expert Mark Johnson FRICS. Mark is a Chartered Estate Agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals our engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your home to the market and will keep you up to date with developing market news in the meantime.

Interested - let's start the conversation with how much your property could be worth and who we may have already waiting on our books.

- **THE TOUR**

See attached floor plan with approx. measurements



BAKER WYNNE & WILSON

LIVING ROOM
13' 2" x 12' 6" (4.01m x 3.81m)

KITCHEN/BREAKFAST/DINING ROOM
16' 4" x 9' 2" (4.98m x 2.79m)

UTILITY ROOM
5' 10" x 5' 6" (1.78m x 1.68m)

SHOWER ROOM
8' 10" x 7' 2" (2.69m x 2.18m)

SIDE PORCH
8' 10" x 4' 1" (2.69m x 1.25m)

LANDING
8' 1" x 2' 10" (2.46m x 0.86m)

MASTER BEDROOM
12' 11" x 9' 3" (3.94m x 2.82m)

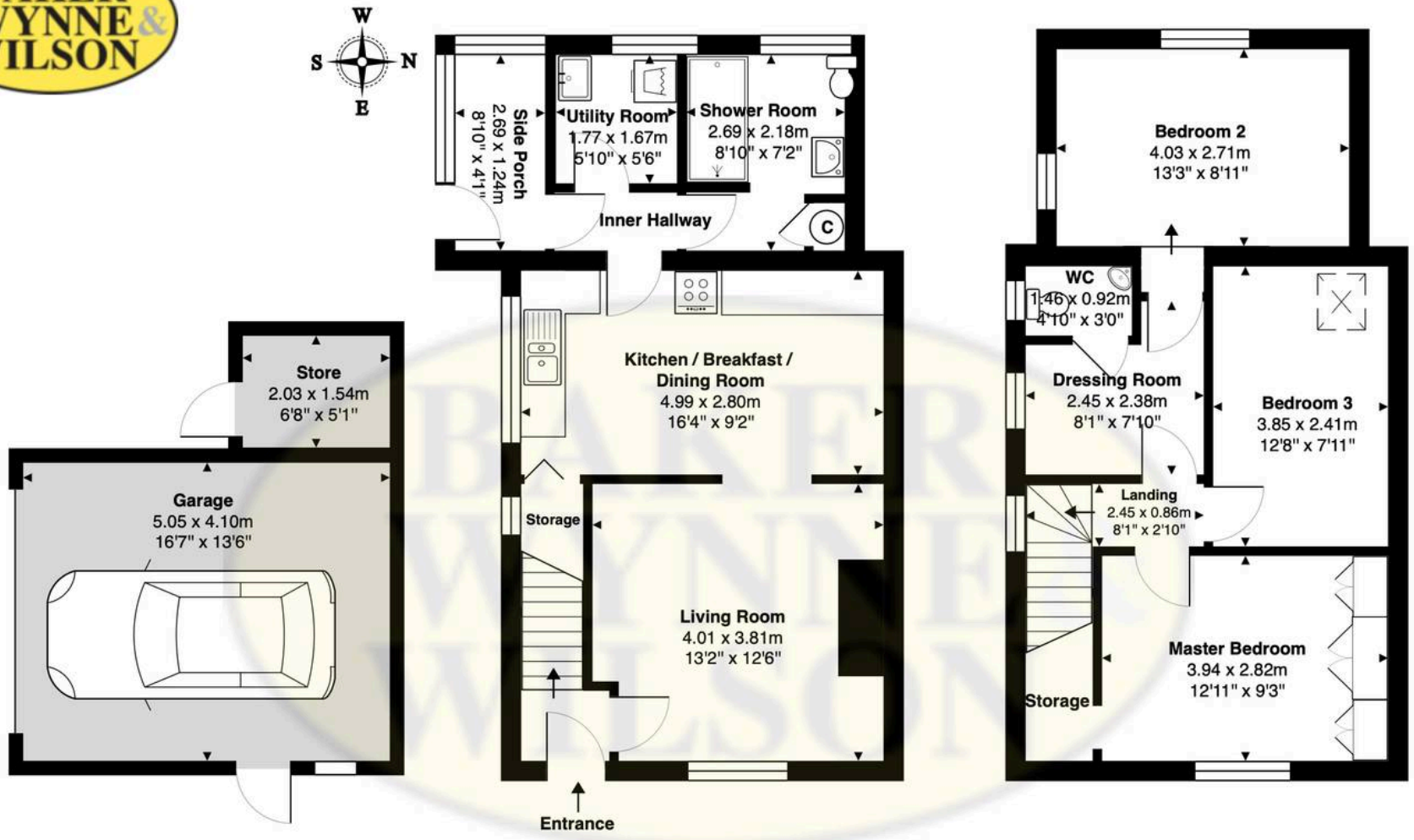
BEDROOM NO. 2
13' 3" x 8' 11" (4.04m x 2.72m)

BEDROOM NO. 3
12' 8" x 7' 11" (3.86m x 2.41m)

DRESSING ROOM
8' 1" x 7' 10" (2.46m x 2.39m)

GARAGE
16' 7" x 13' 6" (5.06m x 4.12m)

STORE
6' 8" x 5' 1" (2.03m x 1.55m)



Garage / Store
Floor Area: 24.3 m² ... 261 ft²

Ground Floor
Floor Area: 49.3 m² ... 531 ft²

First Floor
Floor Area: 46.0 m² ... 495 ft²

MEADOWVALE, COOLE LANE, BADDINGTON, NANTWICH, CHESHIRE, CW5 8AR

Approximate Gross Internal Area: 119.6 m² ... 1288 ft² Includes Garage / Store

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
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 2026. Copyright.