



The Meadows Wrexham Road, Burland – CW5 8NA

Offers Over £975,000



in association with



The Meadows Wrexham Road

Burland, Nantwich

A wonderful, Six-bedroom Detached Bungalow with sublime views, forming part of a rural residential/equestrian homestead and incorporating a two-storey, one bedroom self-contained annexe, all standing in 3.34 acres or thereabouts.

Occupying a convenient, rural location 2.8 miles from the historic market town of Nantwich, it is set within grounds and paddocks that have been lovingly developed and nurtured over the course of nearly eight years to form a series of areas offering quiet contemplation, creative retreat or productivity.

The bungalow has thoughtfully curated finishes - from herringbone pattern solid flooring to high-specification, bespoke kitchen cabinets with granite tops to balance contemporary living with rural charm.

Numerous outbuildings, including a large workshop, provide as excellent additions for storage, recreation or scope for ancillary development.

Despite its rural setting, the property is a 20 - minute drive from Crewe station, from which train services connect to London in just over one hour thirty five minutes.

Annexe providing valuable passive income through Air BnB or potential multi- generational living facilities.

- **DIRECTIONS TO CW58NA**

What3words /// torn.ducks.influence

From Nantwich take the A534 Chester Road as far as Acton, turn left by the Church onto Wrexham Road, continue for just over a mile and the property is located on the left-hand side.

- **APPROXIMATE DISTANCES**

Connectivity & Convenience Effortless Commuting:

Only 7 miles from Crewe Station (offering 20-minute trains to



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- **APPROXIMATE DISTANCES**

Connectivity & Convenience Effortless Commuting:

Only 7 miles from Crewe Station (offering 20-minute trains to Manchester, 1.5 hours to London). M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

- **GENERAL REMARKS**

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

“Driven by a commitment to living well and creating strong connections with nature”

This exceptional Six-bedroom detached bungalow, complete with a two-storey self-contained annexe, forms part of a rural homestead and offers sublime south-facing views across the adjoining open countryside.

Lovingly developed over nearly eight years, the property has been thoughtfully designed to create a series of inviting spaces ideal for quiet contemplation, creative retreat, or productive work. The interiors are finished to a high standard, featuring herringbone solid wood flooring and a contemporary kitchen that seamlessly blends modern living with rural charm. The kitchen, a true centrepiece, showcases Nigel Bulkeley bespoke cabinets, a cream coloured two-oven AGA with a commissioned Janet Bell splash back, and an array of fitted appliances including an induction hob, down draft extractor, electric oven, and Neff dishwasher. The contemporary south-facing lifestyle extension benefits from a vaulted ceiling, six velux skylights, and bi-fold doors, ensuring the space is filled with natural light throughout the day.



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The expansive accommodation is complemented by numerous outbuildings, including a large metal-framed, insulated agricultural building with a concrete base, roller door, power, light, and a lean-to store to the side, offering excellent potential for storage, recreation, or ancillary development.

Further enhancing the property's appeal are modern energy solutions, such as solar panels with battery storage (wi-fi connected), ensuring both sustainability and efficiency.

Accessed via a large entrance driveway with gates and a turning area, the property also features an enclosed double-gated yard, providing ample parking and secure storage options.

This unique bungalow, set within nearly three and a half acres of grounds and paddocks, represents a rare opportunity to acquire a beautifully curated home that perfectly balances rural tranquillity with high specification contemporary features, making it ideal for families, multi-generational living, or those seeking a versatile rural retreat within easy reach of local amenities and excellent transport links.

- **BUYER'S WATING TO HEAR ABOUT YOUR HOME**

If you like this property, why not request a consultation with a local expert **Mark Johnson**. 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 with the correct marketing advice.



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- **OUT AND ABOUT**

The Meadows lies about 3 miles West of Nantwich. Burland is a small, loose knit settlement, set within open countryside, situated close to Ravensmoor Wharf on the Shropshire Union canal. Nearby Acton lies about 1.5 miles East on the outskirts of the historic market town of Nantwich. The village is centred around St Marys Church, the village hall, and Acton Church of England primary school. Nantwich is set beside the river Weaver with a rich history. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. 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. Crewe railway station (London Euston 90 minutes, Manchester 40 minutes) 7 miles. Windmill Cottage provides a unique lifestyle opportunity overlooking open countryside yet under two miles from Nantwich town centre, which is to be enjoyed and treasured

- **WHY LIVE WITHIN CLOSE PROXIMITY TO NANTWICH TOWN**

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. 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



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- 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

- **NOTEWORTHY FEATURES**

Large entrance driveway with gates and turning area. Expansive lawned areas and patios.

Enclosed double gated yard. Timber and corrugated iron part insulated stable block

Metal frame and insulated sheet agricultural building having a concrete base and roller door. Power and light and a lean-to store to the side.

Note snooker table available by separate negotiation.

Three main paddock enclosures with 4 water troughs and pond. Wildflower meadow. Hen run. Orchard. Green house. Six raised borders. Specimen featured horse chestnut tree.

Nigel Bulkeley Bespoke Kitchen Cabinets within the contemporary south facing lifestyle extension having a vaulted ceiling 6 Velux sky lights and bi-fold doors to the patio. Oak skirting boards, Cream coloured two oven AGA with a commissioned Janet bell splash back. Fitted appliances - Induction hob, down draft extractor, electric oven, and Neff dishwasher.



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Solar panels with a backup battery (Giv Energy, wi-fi connected).

Worcester oil fired central heating boiler.

Marble effect fireplace with oak surround. Wood burning stove.

Designer radiators.

Annexe providing valuable passive income through Air BnB

SERVICES

Mains water and electricity. Private drainage. oil central heating and solar panels with battery.

TENURE

Freehold

VIEWING

By appt with Baker Wynne and Wilson

COUNCIL TAX

Band F.

CONSTRUCTION

Cavity brick and block.



Hallway

10' 10" x 6' 4" (3.29m x 1.93m)

Living Room

18' 1" x 11' 5" (5.51m x 3.48m)

Sitting Room

17' 2" x 10' 5" (5.24m x 3.18m)

Kitchen / Breakfast / Dining / Family Room

31' 9" x 27' 8" (9.68m x 8.43m)

Utility Room

26' 2" x 6' 6" (7.97m x 1.98m)

Kitchen / Breakfast Room

11' 3" x 11' 2" (3.42m x 3.41m)

Garage

13' 11" x 9' 9" (4.25m x 2.97m)

Master Bedroom

12' 6" x 6' 11" (3.80m x 2.11m)

Ensuite

10' 6" x 6' 5" (3.21m x 1.95m)

Bedroom 2

21' 8" x 17' 2" (6.61m x 5.24m)

Shower Room

7' 8" x 5' 5" (2.34m x 1.65m)

Bedroom 3

14' 8" x 14' 8" (4.48m x 4.48m)

Bedroom 4

14' 9" x 11' 5" (4.49m x 3.47m)

Bedroom 5

10' 1" x 9' 10" (3.08m x 2.99m)

Bedroom 6

7' 10" x 6' 5" (2.39m x 1.95m)

Bathroom



Bedroom 4

14' 9" x 11' 5" (4.49m x 3.47m)

Bedroom 5

10' 1" x 9' 10" (3.08m x 2.99m)

Bedroom 6

7' 10" x 6' 5" (2.39m x 1.95m)

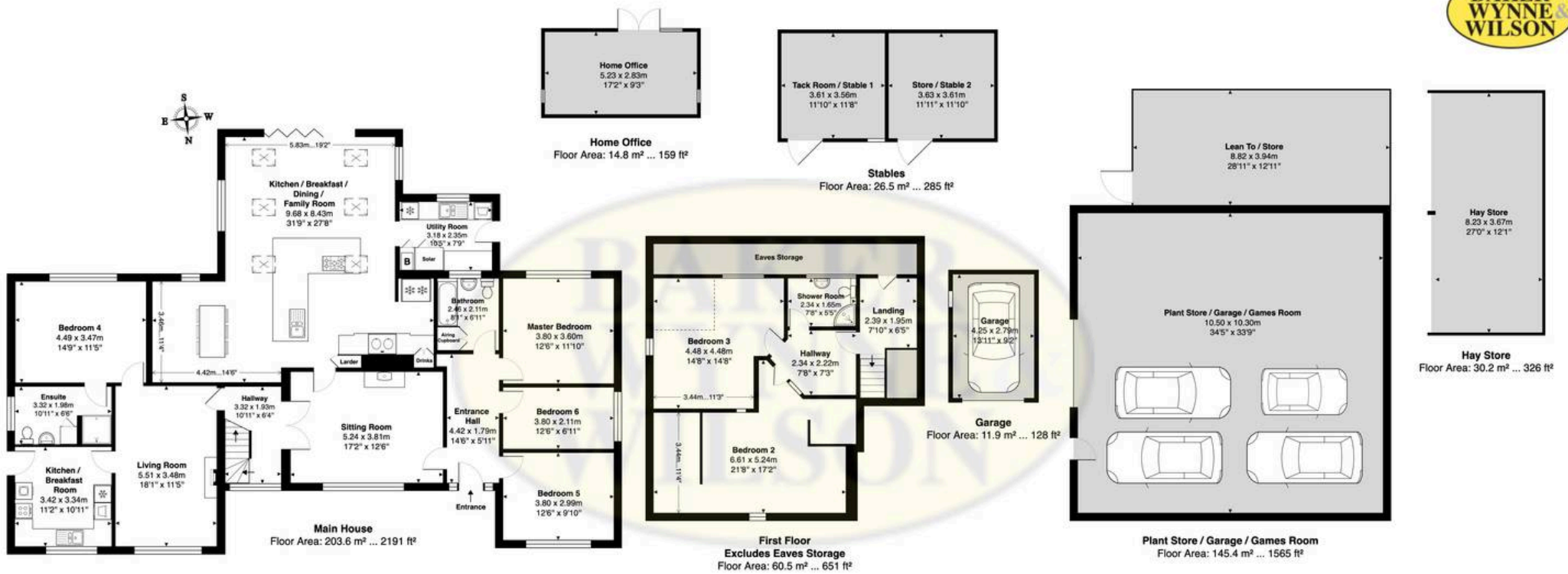
Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)

Plant Store / Garage / Games Room

34' 8" x 34' 1" (10.56m x 10.39m)





THE MEADOWS, WREXHAM ROAD, BURLAND, NANTWICH, CHESHIRE, CW5 8NA

All Building Parts Approximate Gross Internal Area: 492.8 m² ... 5304 ft² (excluding eaves storage)

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.