



1 & 2 Wicksted Hall Cottage
Wirswall | Whitchurch | Cheshire | SY13 4LE

WICKSTED HALL COTTAGES

Approached through the magnificent entrance gates of the historic Wicksted Hall estate and along a sweeping driveway bordered by open paddocks, the cottages together with outbuildings, stables and 5.9-acres are a holding of rare provenance – offering the opportunity to create a bespoke country or equestrian residence of scale and distinction.

STEP INSIDE

Combined Size & Accommodation: 2,728 sq/ft | 6 Beds | 2 Baths | 4 Receptions | 2 Kitchens | 2 Cloakrooms

Originally, the cottages were built during the Arts & Crafts period of 1903 - 1906 to provide homes for the Wicksted Hall gardeners and estate staff. The original cottages were converted from four cottages into two semi-detached homes to provide income yield for the estate. They now extend to approximately 2,728 sq ft of accommodation, retaining the character, proportions and quiet craftsmanship of the period.

Each cottage offers well-balanced living space and flooded with natural light, comprising of three bedrooms, kitchen, bathroom, two reception rooms and an upstairs cloakroom. The cottages provide immediate flexibility for multi-generational living, guest accommodation or income generation. Beautifully positioned within the courtyard and the original stable block setting the cottages look out over the surrounding idyllic countryside with paddocks and Wicksted Hall views.

However, it is the opportunity that defines this property.

Subject to the necessary consents, there is clear scope to reconfigure or combine the cottages into a single, substantial country residence. Together with the range of outbuildings and stable block this is an opportunity in creating a home of presence within one of the area's most established and historically significant private estates. Alternatively, the existing arrangement lends itself to a more layered lifestyle, accommodating extended family or secondary accommodation with ease.











STEP OUTSIDE

THE OUTBUILDINGS

2,768 sq/ft | Original Victorian Stables & Coach House | Detached Brick Barn | Attached Dutch Barn | Double Garage | Car Port

A substantial range of original outbuildings surround the courtyard and cottages and provide a rare opportunity to add further luxury residential accommodation or equestrian facilities. Extending to approximately 2,768 sq ft. all with electric utilities these include the original Victorian stables and coach house that lies opposite the cottages with dove cot, original detailing, hay stacks and double height apex. The detached brick & steel barn lies to the South West of the cottages opposite the attached wriggly tin Dutch barn providing tack, equestrian and tractor storage. The double garage and car port is attached to Wicksted Hall Cottage number 2.

Together, the outbuildings provide immediate utility, storage and stabling with exceptional potential for conversion subject to the necessary planning consents into ancillary accommodation, leisure facilities or estate infrastructure elevating the estate into a property of real depth and capability.

THE LAND

Combined area approx 5.9 acres | Courtyard | Lawned Gardens | Secure Paddocks

The paddocks lie to the West of the main gates and run alongside the sweeping driveway down behind the cottages. The paddocks are post and rail fenced with 5 bar wooden stock gates and has an electricity supply.

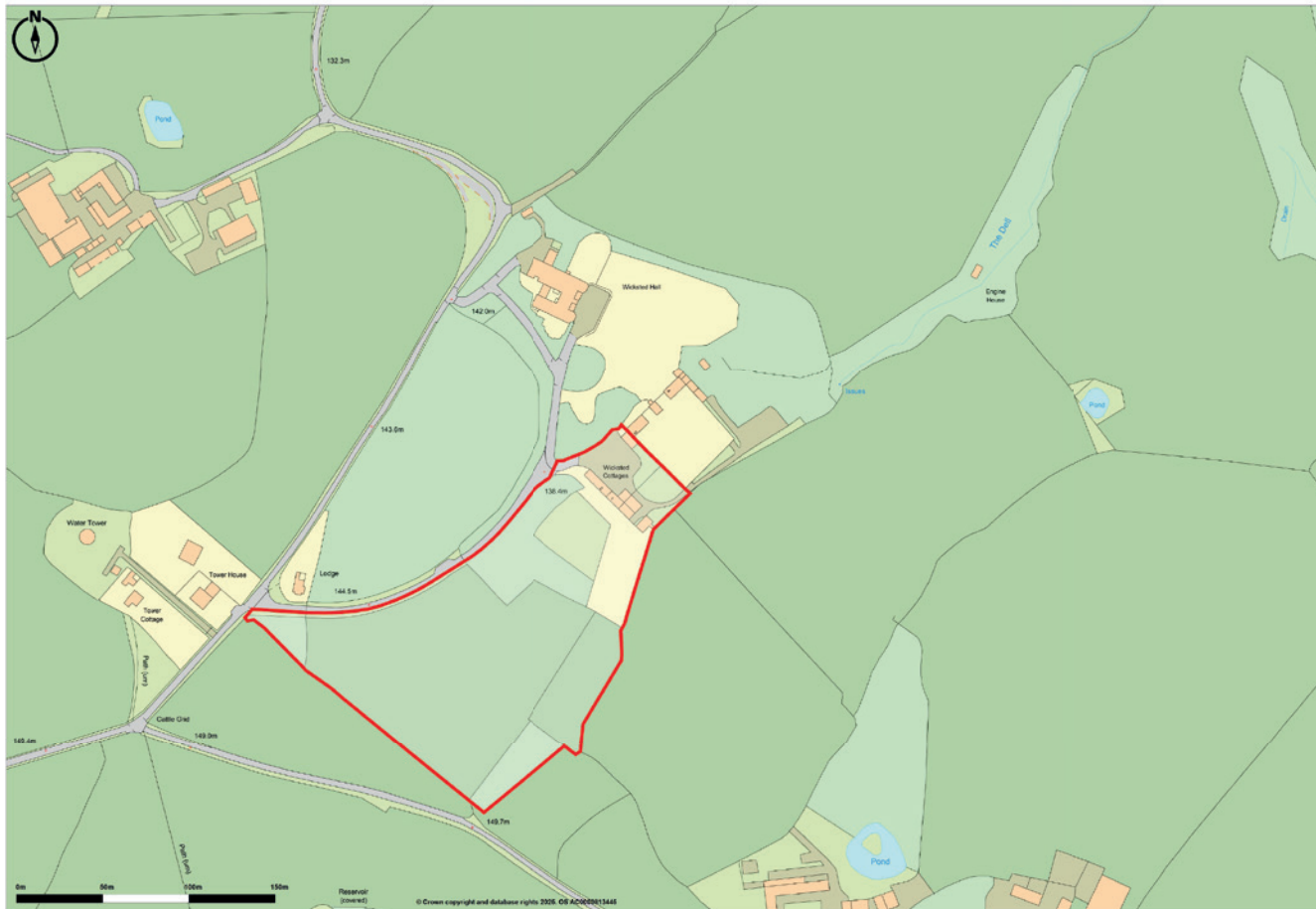
The lawned gardens behind the cottages offer sunny South West aspect to sit on the terraces, entertain family and guests over-looking the paddocks.

In front of the cottages lies the extensive courtyard, established tree lined boundaries, walling, lawned gardens and a magnificent ancient Oak tree standing proud over the estate.

This incredible property and setting of the Wicksted Hall Cottages is an idyl, offering peace, tranquility, privacy and heritage.







LOCATION

Wicksted Hall is situated within the historic hamlet of Wirswall, Cheshire, a location steeped in heritage and recorded as far back as the Domesday Book. The surrounding countryside offers breathtaking views across Cheshire and Shropshire, renowned for its spectacular sunsets and wonderfully dark night skies.

Well connected, the nearby market town of Whitchurch provides a wide range of everyday amenities including independent shops, cafés, restaurants, doctors surgeries and supermarkets.

Excellent schooling options are available in the region including Ellesmere College, Shrewsbury School, Bishop Heber and a number of highly regarded local primary schools.

For commuters, the location offers convenient access to Chester, Crewe and Shrewsbury, while Whitchurch railway station provides connections to Crewe and onward direct services to London, Manchester, Birmingham and Liverpool.

The result is a rare balance of privacy, heritage and accessibility, making the Cottages at Wicksted Hall a truly exceptional place to call home.



COTTAGES

Services, Utilities & Property Information

Cottage 1: Solar Powered Panels, Air Source Heat Pump, Mains Water, Private Drainage via Clearwater Effluent System. Electricity is supplied through main Wicksted Hall, then separately metered and charged back.

Cottage 2: Mains Electricity, Mains Water, Private Drainage via Clearwater Effluent System, Oil Fired Heating.

Stables, Attached Garage, Dutch Barn & Detached Barn: Mains Electricity.

Broadband Availability - FTTC Ultrafast Full Fibre Broadband is available in the area. We advise you to check with your current provider.

Mobile Phone Coverage - 4G and 5G mobile phone signal is available in the area. We advise you to check with your current provider.

Local Authority - Cheshire East

Construction Type - Standard Brick & Slate Roof

Tenure - Freehold

EPC Rating - E, E

Council Tax Band - C, C

Special Notes: The property is in a Conversation Area. The property is subject to one Freehold Land Registry title. Shared Maintenance Cost for Drainage Services.

The properties are currently occupied under existing tenancy arrangements. Further details are available on request.

1 & 2 Wicksted Hall Cottages, Outbuildings/Garaging/Stabling, Main Dwelling

Cottage Area = 253.0 sq m / 2728 sq ft

Ancillary Equestrian & Garaging Buildings

Double Garage Area = 47.1 sq m / 507 sq ft

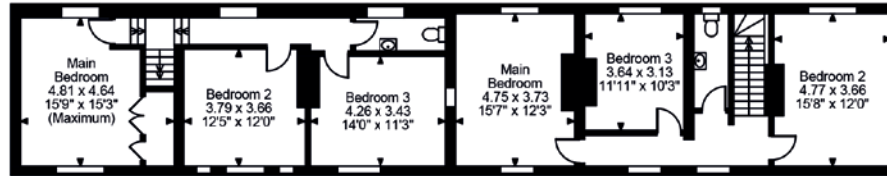
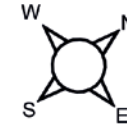
Dutch Barn Area = 42.4 sq m / 456 sq ft

Barn Area = 47.3 sq m / 509 sq ft

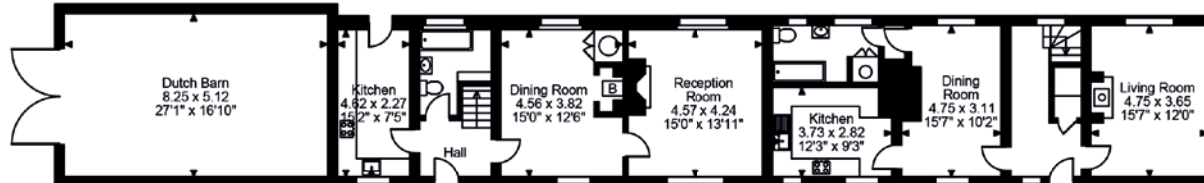
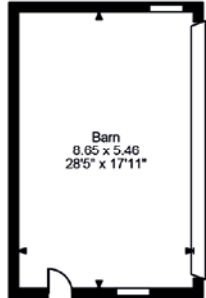
Stabling/Storage Area = 120.4 sq m / 1296 sq ft

Total Outbuildings | 257.2sq m | 2768 sq ft

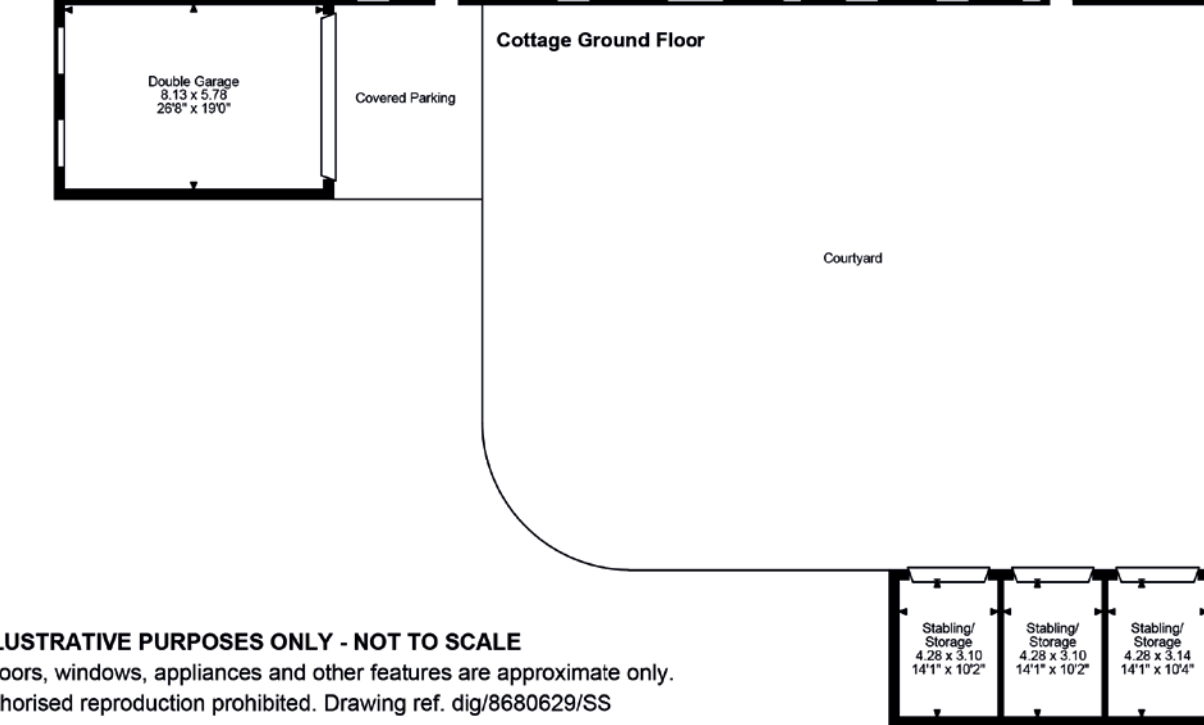
Total Gross Internal Area (All Structures) 510.2 sq m | 5496 sq ft



Cottage First Floor



Cottage Ground Floor



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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ANNEXE

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Trading As: Fine & Country Chester, Nantwich and Tarporley, Registered in England & Wales. Company No: 9929046. Registered Office Address: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 27.03.2026





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