



Botterley Hill Farm
Faddiley | Nantwich | Cheshire | CW5 8JW

BOTTERLEY HILL FARM



The surrounding area complements the lifestyle beautifully, with Cholmondeley Castle Gardens, the world-class equestrian facilities of Manor House Stables, tennis at Nantwich Tennis Club, and the award-winning Need Golf, named England Golf Facility of the Year 2026, all within the wider South Cheshire setting



STEP INSIDE

A Remarkable Cheshire Estate

There are country homes, and then there are country estates that quietly redefine expectations. Botterley Hill Farm is one of those extraordinary places.

Behind its handsome Grade II listed façade lies a home where centuries of heritage have been thoughtfully reimagined for modern family life. Every element has been carefully considered, from the craftsmanship of the principal residence to the leisure facilities, converted West Wing and spectacular walled garden, creating a private estate equally suited to everyday living as it is to effortless entertaining.

This is an exceptional opportunity to become the next custodian of one of Cheshire's most distinctive private country estates.

The oldest parts of Botterley date back to the 17th century, and that history remains an integral part of its character. Original oak timbers, flagstone and traditional quarry-tiled floors and handsome inglenook fireplaces sit comfortably alongside beautifully executed contemporary interiors, retaining the authenticity of the original farmhouse while allowing it to function as a substantial modern home.

The entrance hall sets the tone, with a flagstone floor, exposed timbers and an impressive sweeping staircase rising to the galleried landing. From here, the house unfolds into a collection of individual living spaces: a characterful snug centred around a sandstone fireplace and log-burning stove; a light-filled family room; a courtyard-facing study; and an inviting library with a brick inglenook fireplace, log-burning stove and fitted shelving.

The orangery brings another dimension, opening from the kitchen with floor-to-ceiling glazing and a sky lantern drawing natural light deep into the house and creating an elegant setting for dining and entertaining overlooking the gardens.

Practical spaces have been considered with equal care. A well-appointed utility provides extensive fitted storage and a Belfast sink, while an enclosed veranda opens directly onto the courtyard. A cloakroom completes this part of the accommodation.

The Heart of the Home

At the heart of Botterley is a beautifully crafted Tom Howley kitchen, where bespoke wooden cabinetry and marble surfaces are paired with a 5-door electric AGA and appliances by Miele and Gaggenau.

A substantial central island provides a natural gathering point, while details including an mQuvee wine fridge, Kohler Belfast sink and DeVol taps quietly reinforce the quality of the specification.

Alongside, the traditional walk-in pantry combines fitted cabinetry and marble worktops with further refrigeration and a Quooker tap, providing the practical working space expected of a home of this scale while allowing the kitchen itself to remain beautifully composed.

It is a kitchen of considerable quality, but importantly, one that feels entirely at home within the historic fabric of Botterley.













SELLER INSIGHT

“ Botterley Hill Farm has been our home for the last ten years. We fell in love with its character and the opportunity to restore it.”

“We have modernised extensively, yet, every decision we’ve made has been about respecting the farmhouse’s history. We’ve restored rather than replaced wherever possible, using reclaimed materials and choosing features that feel as though they’ve always belonged. The master bathroom is a real feature of the home. The shower is something truly unique and a real talking point, as it is one of only two of its kind in the world.”

“The kitchen, lounge and orangery have become a real favourite space for me and the heart of the home. Light was incredibly important to us when we redesigned these spaces. I wanted the house to feel open, calm and connected to the gardens.”

“The gardens have been every bit as much a passion as the house itself. Each area has its own character, from the French courtyard to the beautiful walled garden with its outdoor kitchen and greenhouse. Every room opens onto a different view, and with twenty acres surrounding you, there is a wonderful sense of space and complete privacy. One of my favourite things has simply been cycling around the grounds, completely removed from the outside world.”

“Botterley Hill Farm has been incredible for entertaining, with the pool room being the backdrop to so many wonderful occasions. We’ve celebrated birthdays, hosted friends, enjoyed summer evenings with neighbours - it has always welcomed people so effortlessly.”

“The local community has also been a joy. The award-winning Cholmondeley Arms is just a short distance away, the schools are excellent, and despite the peaceful setting, commuting is remarkably easy.”

“What I will miss most, though, isn’t one room or one view. It is the feeling this house gives you. The sense of peace the moment you arrive. The privacy. It has been a place where I could truly switch off, breathe and leave the outside world behind.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





The Principal Suite & Bedrooms

The estate provides 6 bedrooms in total, with 4 within the principal farmhouse and 2 within the West Wing.

The sweeping staircase rises to the galleried landing and the principal suite beyond. The bedroom is generously proportioned and open to the eaves, with north- and east-facing windows bringing in natural light and framing views across the grounds.

Traditional oak beams continue into the dressing room, where bespoke Tom Howley fitted wardrobes provide extensive storage. The adjoining marble-floored bathroom is appointed with Catchpole & Rye roll-top bath with a spectacular freestanding distinguished heritage framework shower, creating an elegant and beautifully considered private suite.

A further 3 bedrooms complete the main-house accommodation, with fitted storage and views across the landscaped gardens. The bathrooms continue the quality found elsewhere, with Bayswater and Burlington fittings incorporated into the specification.

The West Wing

The beautifully converted West Wing provides a distinct and highly versatile part of the estate. Its independent entrance from the drive gives this part of Botterley a degree of separation particularly well suited to family, guests or extended stays.

A bespoke Tom Howley kitchen anchors the space, centred around a substantial island with seating for up to 8 and complemented by a Lacanche range, Miele dishwashers and integrated Gaggenau refrigeration. The adjoining dining and living spaces create a relaxed and sociable counterpart to the principal house.

Upstairs are the remaining 2 bedrooms and a Kitchenette. It features a marble-floored en-suite with an Ashton & Bentley roll-top bath and Lefroy Brooks shower, together with a walk-in wardrobe. The other has its own en suite and adjoining kitchenette, providing an additional level of independence.

The West Wing also incorporates a dedicated wine cellar, with fitted refrigeration and bespoke shelving, creating an atmospheric space for storing and enjoying a collection.

A dedicated laundry room within the West Wing is thoughtfully equipped with extensive fitted cabinetry, generous work surfaces and excellent practical space for the needs of a substantial household.











Leisure & Entertaining

The leisure wing is one of Botterley's defining features.

The centrepiece is an impressive 12m × 5.5m indoor swimming pool and spa, serviced by a Daisy salt-water filtration system, allowing the water to be maintained without chlorine for a more natural swimming experience.

The approach to the pool incorporates Lefroy Brooks showers, while stone steps rise from the leisure area to the cocktail room — a relaxed and intimate space for sitting or entertaining after a swim.

Together, these spaces provide a genuine year-round leisure environment while remaining connected to the character of the wider house.

The Walled Garden

Beyond the principal residence lies one of Botterley's most memorable spaces.

Enclosed within reclaimed brick, the spectacular walled garden has been conceived as a destination in its own right — a private setting for gardening, dining and entertaining throughout the seasons.

The focal point is the garden kitchen and entertaining pavilion, where floor-to-ceiling glazing opens towards the garden. An electric AGA, Gaggenau wine refrigeration and integrated appliances provide a beautifully equipped setting for entertaining.

Alongside stands a Hartley Botanic greenhouse, equipped with heating, electricity and water, together with a potting shed with log-burning stove, gardener's bothy and dedicated garden facilities.

An oak-framed covered terrace provides a further sheltered place to gather, giving the walled garden a character distinct from the main house — relaxed, private and made for long lunches and summer evenings.





STEP OUTSIDE

The Grounds

Botterley sits within approximately 9 acres of beautifully maintained grounds, providing a remarkable sense of privacy around the house.

Established trees, landscaped borders, generous lawns and meandering pathways create a succession of different settings rather than a single formal garden. Terraces and sheltered seating areas draw life outdoors, while the pond provides a particularly peaceful point within the estate.

Tucked away within the grounds is a charming shepherd's hut, with its own sitting area, kitchenette, log burner and shower room.

The detached 4-car garage provides substantial garaging. The building also incorporates a dedicated yoga studio, while the 1st floor provides a comfortable snug and substantial studio with balcony, offering potential for further ancillary use, including as a home office, creative studio, games room or ancillary accommodation, subject to any necessary consents.

The estate is approached through 2 private gated entrances, providing separate in-and-out access and reinforcing the privacy and discretion of the setting.

Location & Connections

Set within the rural hamlet of Faddiley, Botterley Hill Farm occupies a peaceful position surrounded by the South Cheshire countryside. Quiet country lanes and far-reaching rural views give the estate a genuine sense of escape, while its location keeps the region's principal towns and transport connections comfortably within reach.

The historic market town of Nantwich is approximately 5 miles away, offering an attractive mix of independent boutiques, inviting cafés and excellent restaurants. Tarporley is approximately 9 miles away, while the cathedral city of Chester is approximately 19 miles from the estate.

For national connections, Crewe Railway Station is approximately 12 miles away, providing direct services to London Euston, with the fastest journeys around 1 hour 37 minutes.

Junction 16 of the M6 is approximately 13 miles away, providing convenient access to the wider motorway network, while Manchester Airport provides extensive domestic and international connections.

It is a particularly compelling balance: the privacy and presence of a substantial Cheshire country estate, without the isolation that so often accompanies one.



INFORMATION



Services, Utilities & Property Information

Listing Status

Grade II Listed

Planning

Botterley Hill Farm has an extensive history of planning and listed building applications and approvals. Certain elements of the estate are currently progressing through the planning process. Further information and supporting documentation are available from the selling agent upon request.

Tenure & Possession

Freehold. Vacant possession will be provided on completion.

Method of Sale

Private Treaty

Local Authority

Cheshire East Council

Council Tax Band - H

Parking - Extensive private driveway parking together with a detached 4-car garage

EPC Rating -

EPC Rated E with potential for D

Services

Electricity - Mains

Water - Mains

Foul Drainage - Private Septic Tank

Central Heating - Oil

Broadband - Connected

Furniture

Opportunity for furniture and contents to be purchased by separate negotiation.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

Viewings

Viewings are strictly by appointment through the selling agent.

What3Words

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Trading As: Fine & Country Chester, Nantwich and Tarporley

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Botterley Hill Farm, Faddiley, Nantwich
 Approximate Gross Internal Area
 Main House = 10,765 Sq Ft / 1,000 Sq M
 Garage = 1,108 Sq Ft / 103 Sq M
 Outbuilding = 3,305 Sq Ft/307 Sq M
 Total = 15,178 Sq Ft/1,410 Sq M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		42 D
39-54	E	47 E	
21-38	F		
1-20	G		



Total: 15178 sq. Ft, 1410 m2

Outbuilding : 1400 sq. Ft, 130 M2, Outbuilding: 1985 sq. Ft, 184 M2, Outbuilding First Floor: 1028 sq. Ft, 95 M2, Ground Floor: 6861 sq. Ft, 638 M2, 1st Floor: 3904 sq. Ft, 363 m2
 Excluded Areas: Walk Way: 1035 sq. Ft, 96 M2, Low Ceiling: 364 sq. Ft, 34 M2, Fireplace: 11 sq. Ft, 1 M2, Open To Below: 87 sq. Ft, 8 M2, Walls: 1077 sq. Ft, 100 m2

Floor Plan Created By Markeb Media. Measurements Deemed Highly Reliable But Not Guaranteed.



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

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FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



BARBARA ARDERN

PARTNER AGENT

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As a Partner Agent with Fine & Country, I combine in-depth local knowledge with the reach and expertise of an internationally recognised brand. I am committed to delivering a professional, highly personalised service, ensuring every client feels supported, informed, and confident throughout their journey, while achieving the very best outcome when buying or selling exceptional homes.

Based in Chester, I work with homeowners across the city and the surrounding Cheshire villages, including Tarporley and Nantwich. Having lived in the area, I bring a genuine appreciation for the character, architecture, and lifestyle that make this part of the county so sought-after.

With a background in media, communications, and business development, I offer a calm, structured approach underpinned by clear communication, thoughtful negotiation, and strong commercial awareness. My previous experience within the estate agency industry has given me a deep understanding of the responsibility involved in guiding clients through important life decisions, as well as the value of providing clear, considered advice at every stage.

THE FINE & COUNTRY
FOUNDATION

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