

# Manor Cottage

Long lane, Wettenhall, Cheshire, CW7 4DN



LARCH  
PROPERTY



## Manor Cottage

Long lane,  
Wettenhall,  
Cheshire,  
CW7 4DN

**A Charming four-bedroom property set within approximately 2.71 acres in a desirable Cheshire location.**

### Accommodation In Brief

- A substantial family home comprising of the following:
- Porch/hallway, utility room, kitchen/sitting room, dining room/hall, W/C, lounge & snug.
- 4 double bedrooms, 2 en-suite bathrooms & family bathroom.
- Private drive and off-road parking.
- Large secure garage with automatic door.
- Two stables, secure tack room and open fronted hay store.
- Extensive mature private gardens.
- Stunning rural views.
- In all approx. 2.71 acres.





## Description

Manor Cottage offers a wonderful blend of character and countryside living, complete with stables and land ideal for equestrian use or those seeking a rural lifestyle. With generous outdoor space and a peaceful setting, this appealing home provides an excellent opportunity to enjoy both privacy and practicality.

The property is approached via Long Lane in the desirable rural village of Wettenhall, accessed via a private, stone driveway that immediately sets the tone for this charming countryside home. The property offers an excellent opportunity for family living, with or without equestrian interest, benefitting from a large garage, stables, and grazing land situated to the rear beyond the extensive gardens.

To the front, a generous parking sweep provides ample space for multiple vehicles. The property is entered via a side entrance door, leading from an open-fronted porch into a welcoming entrance hall. Off the hallway to the right is a practical utility room, complete with a sink, and space for a washing machine, tumble dryer, and freezer.

The kitchen is well-appointed, featuring a fitted Rangemaster and opening into a spacious dining/sitting area. Glazed patio doors provide plenty of natural light and offers lovely views across the patio and gardens beyond, creating an ideal space for both everyday living and entertaining. The kitchen also connects through to a second large front entrance hall, which has previously been utilised as a formal dining room.

From this front hall, there is access to a cosy snug or office, as well as a generous lounge centred around an attractive fireplace. The lounge is a particularly inviting space, enjoying excellent views and French doors that open directly onto the patio and garden.

Stairs rise from the front entrance hall to a spacious first-floor landing filled with natural light. The principal bedroom is a substantial room with dual-aspect windows and the benefit of an en-suite bathroom. A second large bedroom also features its own en-suite and enjoys far-reaching rural views. Bedrooms three and four are both comfortable doubles, again taking advantage of the surrounding countryside outlook, and are served by a well-appointed family bathroom.

### Equestrian Facilities, Outbuildings And Land

The stable block comprises a traditional brick-built building beneath a felt pitched roof, providing two 12' x 12' stables along with a spacious central hay room/storage area and a large secure tack room.

In addition, there is a double garage constructed in a similar brick featuring serviced automatic doors and a side access entrance. This versatile space is well suited to the storage of equestrian equipment or vehicles.

The property extends to approximately 2.71 acres in total, with a paddock of around 1.7 acres located directly to the rear of the stables. The paddock is enclosed by mature hedging and currently benefits from a well-established grass sward, making it ideal for grazing.





## Location

The property is conveniently situated approximately 7 miles south-west of Nantwich, a popular market town offering an extensive range of shopping, amenities, well-regarded schools, and public houses. The surrounding area enjoys stunning open views across the Cheshire countryside, while remaining within easy daily reach of Manchester and Liverpool. Crewe railway station is also readily accessible, providing a regular direct service to London Euston (from approximately 1 hour 34 minutes).

The Cathedral City of Chester, rich in Roman and Tudor heritage, is also within easy reach and offers an excellent selection of shops, schools—including The King's and Queen's Schools—and a growing university.

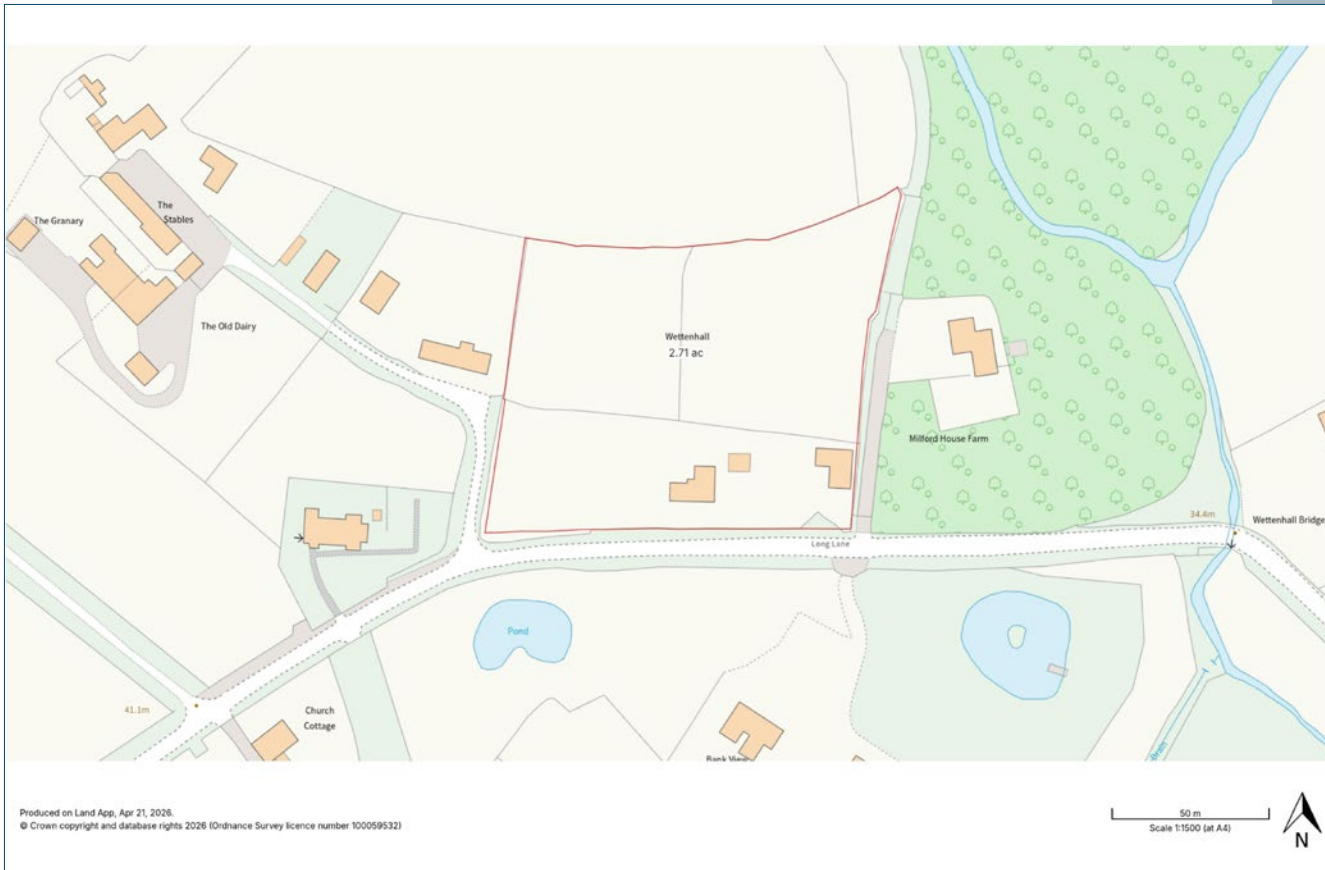
For equestrian enthusiasts, the property is ideally located close to a number of renowned competition and training centres, including Southview Equestrian Centre (approximately ½ mile), Reaseheath College (around 6 miles), and both Kelsall Hill Equestrian Centre and Somerford Park Farm, all offering extensive facilities. Additional pursuits nearby include horse racing at Chester, Haydock Park, and Bangor-on-Dee; hunting with the Cheshire Hounds, Cheshire Forest and Sir Watkin Williams-Wynn's Hunt; and polo at Cheshire Polo Club in Little Budworth.

A range of leisure facilities are also available locally, including golf at Portal Golf Club & Spa in Tarporley, Rookery Hall near Nantwich, and Eaton Golf Club in Waverton, as well as motor racing at Oulton Park.

### DISTANCES IN APPROX MILES:

Nantwich 7m | Crewe 8m | Tattenhall 4m | Winsford 6m |  
Chester 17m | Manchester 34m | Liverpool





## Directions

Postcode: CW7 4DN

What 3 Words: suitcase.positions.catapult

From Tarporley on A49 (A51) follow the A51 towards Nantwich and continue for 2.3 miles after the traffic lights by the Red Fox (Indian restaurant). Following through Alpraham, turn Left on to Long Lane towards Wettenhall and continue again for 2.3 miles, the property will be found on the left hand side after passing the church and a high brick wall. If you reach the T-junction at the end of Long Lane, you have gone too far.

## Property Information

TENURE: Freehold

EPC: D

SERVICES: Mains water, electricity and oil-fired central heating

INTERNET CONNECTION: Fibre broadband available according to BT.

LOCAL AUTHORITY: Cheshire East Council

COUNCIL TAX BAND: G, amount payable for 2026

AGENTS NOTES:

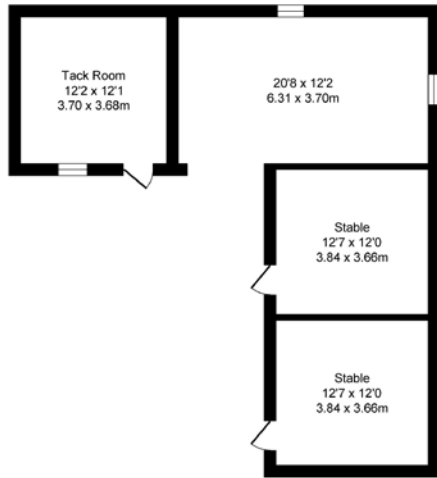
- The plans & drone shots are for identification only and not be relied upon.



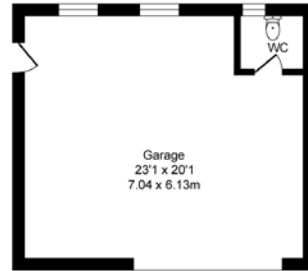
## Floorplan

Total Approx Floor Area 3,412 sq ft (317 sq m)

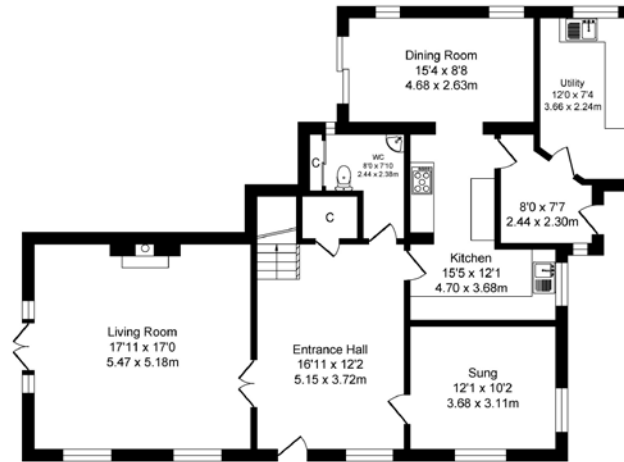
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



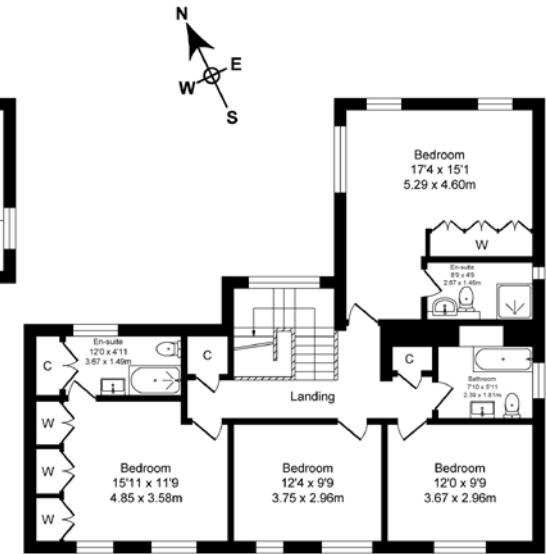
Outbuilding  
Approx. Floor  
Area 724 Sq Ft  
(67.3 Sq.M.)



Garage  
Approx. Floor  
Area 464 Sq.Ft  
(43.1 Sq.M.)



Ground Floor  
Approx. Floor  
Area 1198 Sq.Ft  
(111.3 Sq.M.)



First Floor  
Approx. Floor  
Area 1026 Sq.Ft  
(95.3 Sq.M.)



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