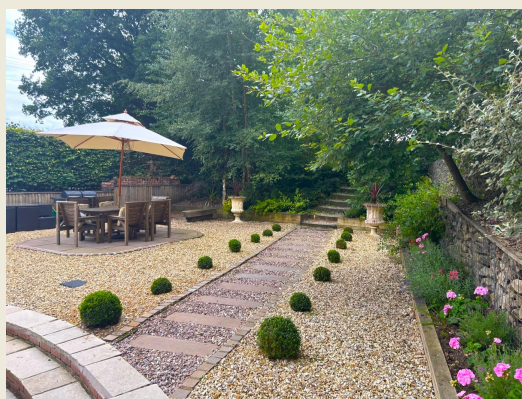




'MILL COTTAGE' | MILL LANE | DODDINGTON | CHESHIRE | CW5 7NN | £535,000



Set in a peaceful countryside hamlet near Wybunbury, just four miles from historic Nantwich, 'Mill Cottage' is a truly individual three-bedroom semi-detached home, with the original part of the cottage dating from 1845 and later additions creating a balanced blend of character and modern living.

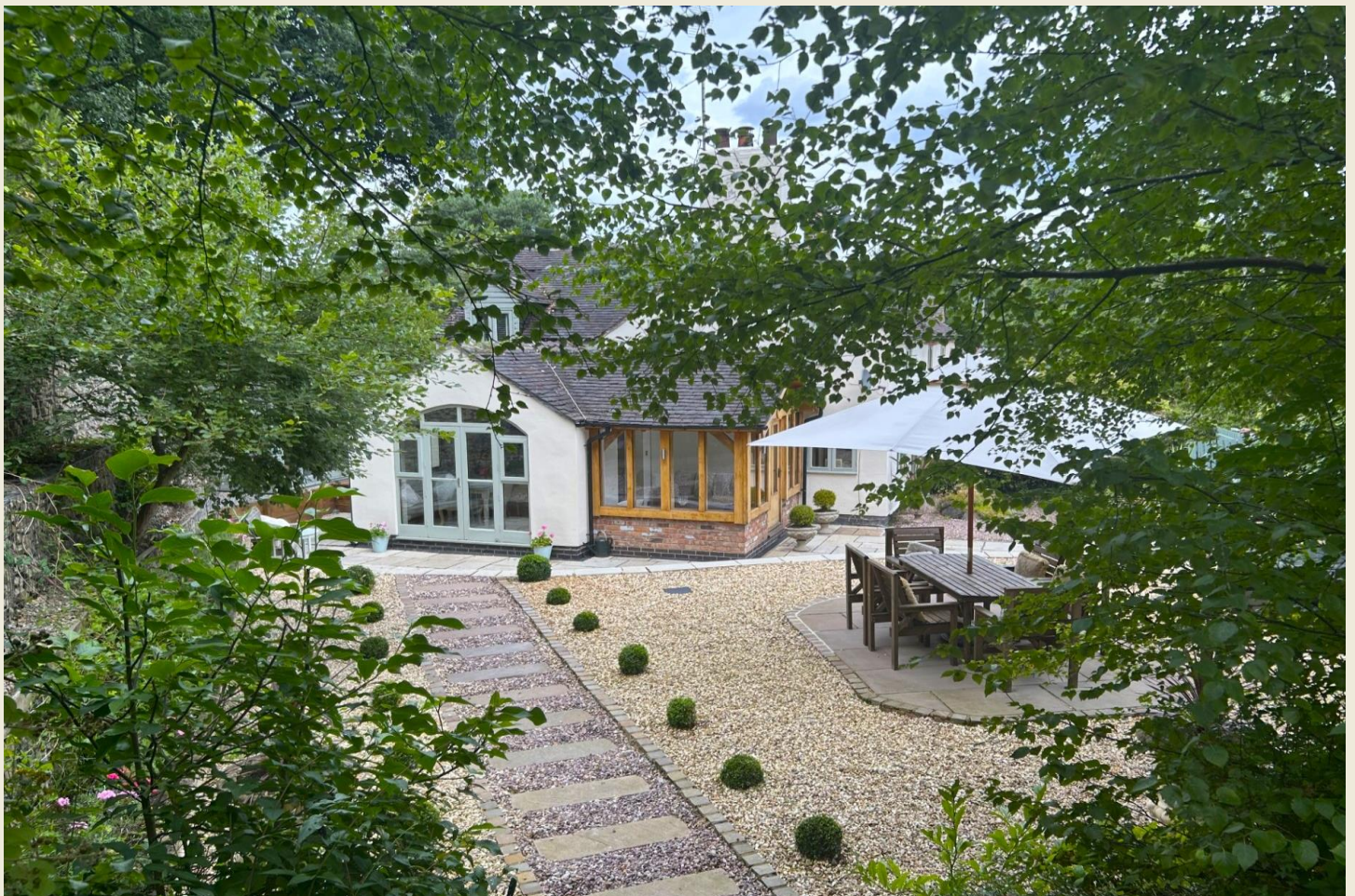
Thoughtfully extended and enhanced, the property offers over 2,000 square feet of well-planned accommodation, including a superb self-contained one-bedroom annexe and a bespoke detached garden office, giving the home a rare sense of versatility for modern family life, guests, working from home or independent use.

Inside, exposed beams and an open fire celebrate the cottage's heritage, while travertine flooring and a newly fitted shaker-style kitchen bring style and practicality. French doors and an oak-framed garden room fill the home with natural light and open onto beautifully landscaped Mediterranean-style gardens, designed for entertaining and enjoyment with tiered seating areas, a firepit, barbecue space and attractive planting.

A large gravel driveway provides ample parking for several vehicles and a camper van, while the surrounding rural landscape gives the property a sense of calm and seclusion without feeling remote.

With open countryside on the doorstep, Wybunbury village nearby offering a post office, two country inns and the highly regarded Boars Head, and excellent transport links within easy reach, 'Mill Cottage' is a rare opportunity to own a distinctive home that offers space, character and a unique way of living in a highly desirable setting.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

From Nantwich take the A51 South (London Road) in the direction of Woore. Continue through Stapeley & Walgherton passing The Boars Head restaurant on the left & proceed ahead. Continue and turn left into Mill Lane where the property will be immediately observed on the left hand side.



#### LOCATION

Approximately five miles south of Nantwich, the cottage enjoys easy access to a range of primary and secondary schools, amenities and excellent transport links. Nantwich is a charming market town on the River Weaver, well known for its rich history, attractive architecture, speciality shops and supermarkets. The town is well placed for the A500 and wider motorway network, while Manchester Airport is around 45 minutes away and Crewe station offers regular services to London Euston in around 90 minutes.

#### NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.

The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. 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. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

#### AGENTS NOTE:

A unique and charming semi-rural cottage, full of character, individuality and excellent potential for a variety of uses. Alongside the carefully extended main home, designed to blend with the character of the original cottage, the recently installed detached garden building provides an ideal home office, leisure room or studio, while the self-contained two-storey annexe adds further scope for multi-generational living, guest accommodation, independent workspace or holiday let potential. Rarely does a property of this kind come to the market, offering such individuality, generous space and versatility at an attractive price, all within a peaceful setting close to local amenities.



**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

**GARDEN ROOM ENTRANCE 9'10 x 7'0**

A beautifully handcrafted oak-framed garden room, enjoying lovely views over the garden and offering a peaceful, private retreat, rich in character and enhanced by the exceptional quality of reclaimed oak.

**KITCHEN DINING FAMILY ROOM 34'2 x 10'8**

**Dining Area (13'1" x 11'1")**

A welcoming dining space with a striking vaulted ceiling, exposed oak beams, wall chandeliers and French doors opening onto the garden, creating a lovely setting for relaxed family meals and entertaining. Natural stone travertine flooring adds warmth and character.

**Kitchen (15'9" x 10'1")**

Recently fitted in April 2025, the kitchen combines classic shaker-style cabinetry with composite stone work surfaces and travertine tiled flooring, creating a space that is both stylish and welcoming. With an inset sink and drainer, integrated dishwasher and plenty of storage, it is perfectly designed for everyday family life and easy entertaining.







#### LIVING ROOM 15'7 x 12'11

Set within the original part of the 1845 cottage, the lounge is full of warmth and period charm, with an original door, exposed beams, solid oak flooring, wall chandeliers and a traditional open fire creating a wonderfully cosy space to relax and unwind.

#### UTILITY ROOM 11'0 x 5'0

A useful and well-planned space fitted with shaker-style units, a sink and plumbing for a washing machine and dryer, keeping the practical side of daily life neatly tucked away. Fully serviced Worcester Bosch oil boiler.





#### CLOAKS WC 4'5 x 2'10

Beautifully finished with a low level W.C, wash hand basin, tiled floor and distinctive Ralph Lauren wallpaper, adding a touch of personality and charm.

#### FIRST FLOOR LANDING

Walk in cupboard on landing at the top of stairs.

#### FAMILY BATH & SHOWER ROOM

A beautifully characterful bathroom with a classic roll top bath, WC, vanity unit with counter top sink and a new shower fitted in 2025, creating a stylish space with a boutique feel.





#### BEDROOM ONE 16'0 x 13'1

A generous and restful principal bedroom, filled with natural light from three windows and offering plenty of space to create a calm and comfortable retreat. Finished with white wood effect flooring and a TV point.

Large attic space accessed from main bedroom.





#### BEDROOM TWO 12'7 x 10'4

A bright and inviting bedroom with dual aspect windows to the side and rear, allowing plenty of natural light to pour in. A lovely versatile space for family or guests, with white wood effect flooring. Planning permission was obtained for an ensuite extension for the bedroom above the utility room.

#### BEDROOM THREE 9'11 x 6'8

A charming room with a window to the front and original beams that add to the cottage feel, making it an appealing single bedroom, or dressing room as room for wardrobes to be installed.





EPC RATING: E

COUNCIL TAX BAND: E

#### EXTERIOR

Standing in a wonderful & tranquil setting in a glorious semi rural location the property enjoys the best of country living without being isolated. Set back from the lane with a charming painted picket fence and gravelled frontage steps lead down to the property entrance. There is vehicular access off the lane opening onto a large gravelled driveway providing ample off road parking for several vehicles and this is also where the discreetly positioned annexe is situated. Picket fencing & gate open to steps leading down to the enchanting Mediterranean style garden featuring gravelled seating & entertaining space, paved pathway with edging stones, clipped Box ball shrubs & raised border edging softly planted with Lavender & Geraniums etc. Privacy is certainly gained by the delightful planting & trees together with the rear feature wall. A paved pathway leads to the rear of the property where the outstanding detached garden building is located upon a raised gravelled terrace with the oil tank discreetly positioned further beyond. The exterior is very much a sublime & tranquil setting to rest, relax & immerse yourself in this splendid rural locality.

DETACHED GARDEN BUILDING / HOME OFFICE  
(LEISURE ROOM / OFFICE ETC) 11'7 x 7'7





**DETACHED TWO STOREY ANNEXE:-**

Totally separate from the main cottage, the annexe offers a wonderful sense of independence and flexibility, ideal for guests, multi-generational living, holiday letting or working from home. French doors to the front fill the annexe with natural light, creating a bright, airy and welcoming living space.

**OPEN PLAN LIVING SPACE 17'7 x 17'0**

A spacious area, offering flexibility for both relaxing and working, with plenty of space to create distinct areas.

Kitchen fitted with a sink, kitchen units and space for a microwave, providing everything needed for comfortable independent living.





#### BATH & SHOWER ROOM 11'4 x 5'9

A particularly spacious bathroom, with a classic roll top bath, separate shower, vanity unit with counter top sink and WC, creating a stylish and relaxing space with plenty of room to unwind.

#### STAIRS RISING TO THE FIRST FLOOR:-

#### BEDROOM 14'0 x 11'4

A generous and peaceful bedroom with two Velux windows drawing in natural light, white wood effect flooring and a feature recess above the bed with lighting and shelving. An attic cupboard and small wardrobe at the top of the stairs add useful storage, making the space both practical and inviting.

Full central heating (electric boiler). Good WIFI.





#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired central heating & private drainage (septic tank). NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk).

Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

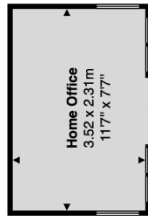
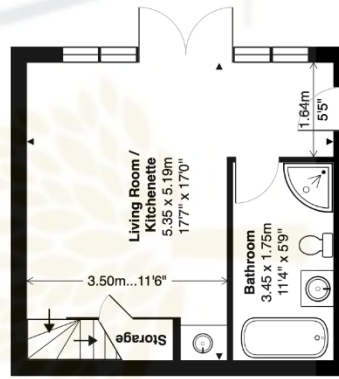
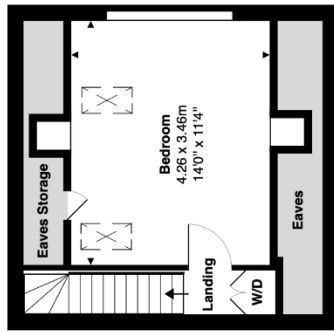
#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

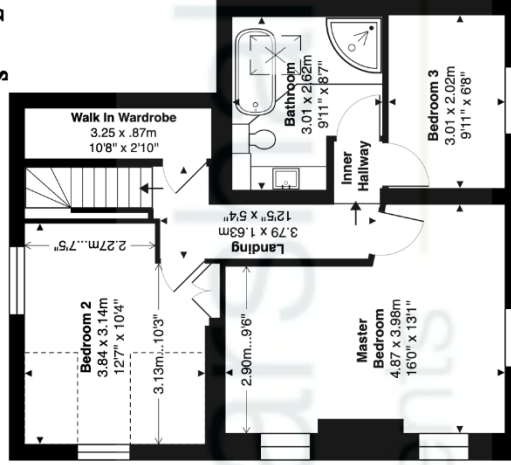
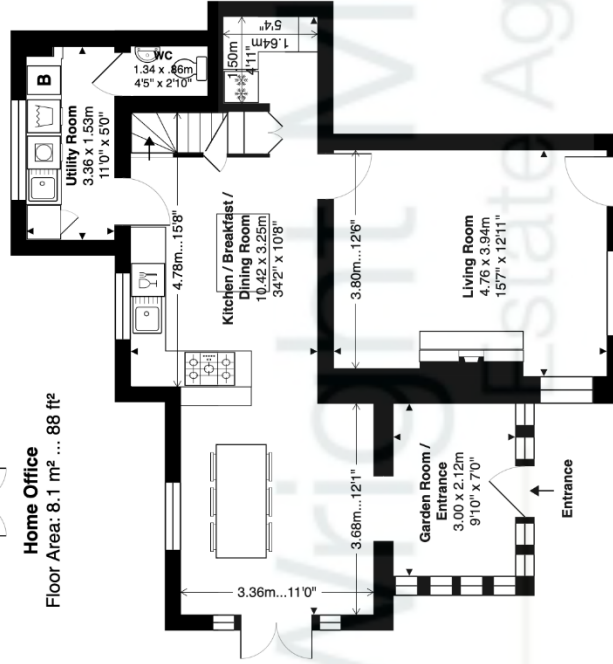
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





**Home Office**  
Floor Area: 8.1 m<sup>2</sup> ... 88 ft<sup>2</sup>



**MILL COTTAGE, MILL LANE, DODDINGTON, NANTWICH, CHESHIRE, CW5 7NN**

All Building Parts Approximate Gross Internal Area: 179.1 m<sup>2</sup> ... 1927 ft<sup>2</sup> (excluding eaves storage, eaves)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

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 2025. Copyright.