



2 MILL LANE | WRINEHILL | CHESHIRE | CW3 9DE | OIRO £365,000



Delightfully located in a pleasant semi rural village position with magnificent views to the front & rear over undulating open fields.

This highly attractive & wonderfully spacious two bedroom semi detached house with loft room is an extremely unique opportunity with pleasant and manageable gardens & ample parking.

The property having been much enhanced by the present owners briefly comprises; Entrance Porch, Entrance Hall, Living Room with bay window, Living Dining Family Room, Utility Room, Conservatory, Shower Room & WC.

First Floor Landing, Bedroom One (spacious king size room) with magnificent open view to front & built in wardrobe, Bedroom Two (spacious double room) with superb outlook over the garden & fields beyond too the rear, Shower Room & WC. Stairs rising from the first floor landing to:- Second Floor Landing with eaves storage, large loft room with outstanding far reaching open views.

With delightful well stocked gardens to the rear including lawn, planted borders, small raised ornamental pond & seating areas. Boasting an excellent size driveway with low brick wall to front & planted border. Attached single garage. UPVC Double glazing & Oil fired central heating.

Engaging open views over pleasant fields & countryside.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO
FULLY APPRECIATE THE COUNTRY HOME IN ITS GLORIOUS SETTING**





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout and continue ahead to London Road, proceeding over the level crossing to the traffic lights. Continue ahead to the roundabout and take the last exit onto Newcastle Road. Proceed all the way to the roundabout and take the last exit (marked Balterley & Betley). Continue ahead at the roundabout and proceed to Betley Village, carry on through to the village of Wrinehill. Turn right into Mill Lane where the property will be observed on the right hand side.

WRINEHILL & BETLEY LOCATION

Pretty Wrinehill & Betley villages lie on the borders of South Cheshire and North Staffordshire. Betley is ideally situated and convenient for Newcastle-under-Lyme (6 miles), Nantwich and Crewe (6 miles) and the M6 Motorway (Jct.16) approx. 6 miles. Wychwood Golf Course is 2 miles north of the village. Betley is a bustling village with thriving community spirit and active social events calendar. The village provides a range of local amenities including a primary school, nursery, church, doctors surgery, village shop, Post Office, and The Swan Public House, as well as a frequent bus service to Nantwich, Crewe, Newcastle & Stoke-on-Trent. Betley - meaning the 'clearing in the woods' of Bette (a Saxon woman's name) - is an ancient settlement. It is mentioned in the Domesday Book. It is one of several villages - including Buddileigh, Audley, and Madeley - which seem to be named after women. It had a major market, the charter for which was granted in the thirteenth century. At Betley Hall, a now-demolished country house, Charles Darwin conducted some of his zoological observations and Florence Nightingale visited. At another country house in the village, Betley Court (which is still standing), lived the Romantic poet Eliza Tollet. The church, dedicated to St Margaret of Antioch, is a beautiful medieval building (reasonably well-restored by George Gilbert Scott), with oak beams and a cricket ground to the rear. The neighbouring village of Wrinehill - which seamlessly continues from the Betley boundary - boasts the Brunning & Price owned The Hand & Trumpet Gastro Pub.

NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE PORCH 8'3 x 2'11

ENTRANCE HALL 15'3 x 6'0





LIVING ROOM 13'6 x 12'4







UTILITY ROOM 10'3 x 7'11



CONSERVATORY 10'4 x 8'10

SHOWER ROOM & WC 9'3 x 6'0





FIRST FLOOR LANDING

BEDROOM ONE 15'0 x 13'5



SHOWER ROOM & WC 9'0 x 3'9





BEDROOM TWO 12'8 x 9'6

STAIRS RISING FROM THE FIRST FLOOR LANDING TO:-
SECOND FLOOR LANDING



LOFT ROOM 13'4 x 12'4





EXTERIOR

The wonderful property stands in a particularly desirable position in a semi rural location along a small country lane on the periphery of the village. Buyers are able to fully immerse themselves in the surrounding undulating open fields & countryside views. The rear garden is highly attractive with a spacious lawn, paved seating area, shrubs with additional seating, small raised pond & with space for chickens, all of which adjoin beautiful open fields to the rear. There is an ample driveway providing off road parking for approx. three vehicles (caravan, campervan etc) to the front of the property along with an attached single garage.

ATTACHED SINGLE GARAGE 20'6 x 12'10

WORKSHOP 8'11 x 6'0

EPC RATING: D

COUNCIL TAX BAND: C

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. 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.

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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

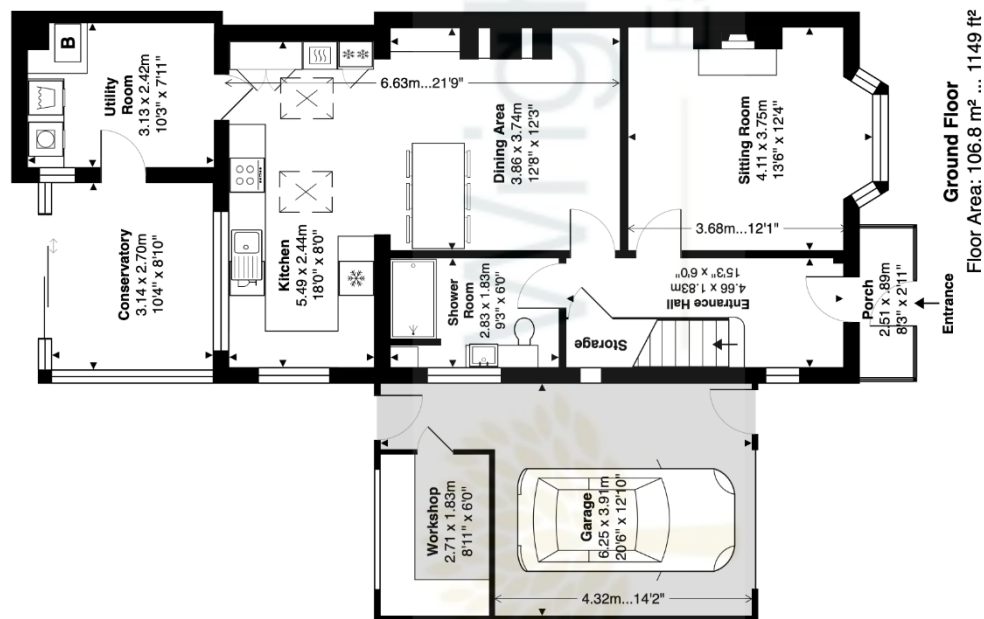
We can help you fund your new purchase with mortgage advice!

** 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, so we can discuss your requirements further **

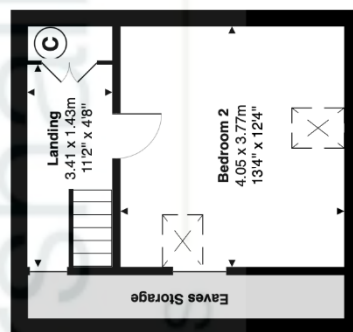
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.

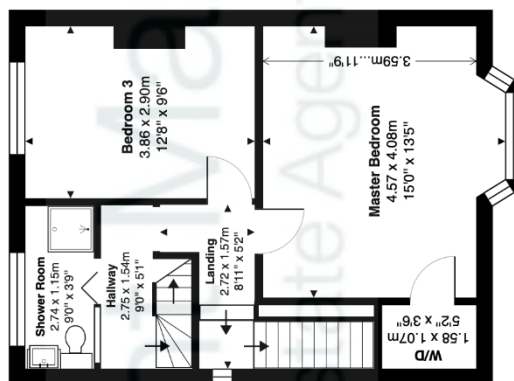




Second Floor
Floor Area: 21.6 m² ... 233 ft²



First Floor
Floor Area: 44.6 m² ... 480 ft²



2 MILL LANE, WRINEHILL, CREWE, CHESHIRE, CW3 9DE

Approximate Gross Internal Area: 173.0 m² ... 1862 ft² (excluding eaves storage)

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.
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