



**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.  
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An exquisite and unique character three bedroom semi detached residence with a superb detached two storey one bedroom annex, landscaped Mediterranean-style gardens, and bespoke garden office, nestled in an idyllic hamlet just minutes from historic Nantwich. Occupying a prestigious position in a peaceful rural setting near Wybunbury and just 4 miles from the cobbled streets and period charm of Nantwich, Mill Cottage is a truly captivating property. Originally dating back to 1845, the cottage has been thoughtfully extended and tastefully enhanced to offer a rare blend of traditional features and modern comfort. Complemented by a beautifully appointed, self-contained one-bedroom annex and stunning outdoor spaces, this home presents an exceptional opportunity for multi-generational living or flexible home-working arrangements.

### DESCRIPTION

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The bespoke garden office sits discreetly to the rear of the cottage with its soft heritage green coloured palette blending with the cottage. This part glazed single storey garden building is an ideal home office / studio.—perfect for remote working—with floor-to-ceiling windows and high-speed fibre Wi-Fi. The main cottage reveals an abundance of character, from exposed beams and a traditional open fire to contemporary additions including travertine flooring and a stylish new shaker-style kitchen (fitted 2025). Living spaces are flooded with natural light, with French doors and oak-framed garden room linking seamlessly to the outdoor environment—ideal for relaxation and entertaining alike.

There is also a gravelled driveway with ample parking for several vehicles and a camper van, the property stands within over 2,000 sq ft of versatile living space.

The superb one-bedroom annex is completely self-contained with its own private entrance and generous proportions. It features a large open-plan living space with kitchenette and desk area, a luxurious bathroom with roll-top bath and separate shower, and a spacious first-floor bedroom with Velux windows, feature recess, and attic storage—making it an ideal versatile working space, guest suite or independent living space.

Boasting a recently completed Mediterranean style landscaped garden. A haven of peace and privacy, designed in tiers with distinct zones include a sandstone patio, firepit, BBQ area, framed by clipped box trees and a striking stone retaining wall.

The surrounding country lanes and public footpaths offer easy access to countryside walks. The nearby village of

Wybunbury provides local amenities including a post office and two country inns, with the highly regarded Boars Head pub just a two-minute drive away. This truly individual property seamlessly blends period charm and character with thoughtfully designed additions to suit today's lifestyle. Mill Cottage offers the opportunity for a buyer to shape the versatile spaces to their own needs. The location of the property is extremely desirable. Surrounded by countryside, with local facilities close by and excellent transport links & town centre facilities a short drive away, there is much for buyers to be impressed by.

### 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

Rurally located, Doddington and the surrounding hamlets of Bridgemere, Blakenhall & Checkley offer the ultimate idyllic country lifestyle being approx. 5 miles South of Nantwich which benefits from various primary & secondary schools, excellent transport facilities & amenities.

### 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:-

An inspiring semi rural cottage with multi generational living concept.

The sublime residence offers wonderful flexibility throughout. Whilst the cottage itself exudes sophisticated extended & charming character accommodation there is also the added advantage of the recently installed soft green coloured quality garden building which is presently used as a fantastic dedicated home office but also offers scope for use as a leisure room, home bar space, snug or perhaps small business treatment room etc - the possibilities are endless. Furthering the multi generational living concept is the stunning detached two storey annexe, sympathetically created in a similar style to the main property itself. Again there are possibilities here too with dependant relatives having delightful accommodation, teenager, guest 'suite' or perhaps as a completely separate independent business premises or Air bnb accommodation etc.

### THE ACCOMMODATION:-

With approximate dimensions comprises;

### GARDEN ROOM ENTRANCE

9'10 x 7'0 (3.00m x 2.13m)

### KITCHEN DINING FAMILY ROOM

34'2 x 10'8 (10.41m x 3.25m)

### UTILITY ROOM

11'0 x 5'0 (3.35m x 1.52m)

### CLOAKS WC

4'5 x 2'10 (1.35m x 0.86m)

### LIVING ROOM

15'7 x 12'11 (4.75m x 3.94m)

### FIRST FLOOR LANDING

### BEDROOM ONE

16'0 x 13'1 (4.88m x 3.99m)

### BEDROOM TWO

12'7 x 10'4 (3.84m x 3.15m)

### BEDROOM THREE

9'11 x 6'8 (3.02m x 2.03m)

### FAMILY BATH & SHOWER ROOM

### 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

11'7 x 7'7 (3.53m x 2.31m)  
(LEISURE ROOM / OFFICE ETC)

### DETACHED TWO STOREY ANNEXE:-

### OPEN PLAN LIVING SPACE WITH KITCHENETTE

17'7 x 17'0 (5.36m x 5.18m)

Ample scope to create a kitchen space with cooker etc if required.

### BATH & SHOWER ROOM

11'4 x 5'9 (3.45m x 1.75m)

### STAIRS RISING TO THE FIRST FLOOR:-

### BEDROOM

14'0 x 11'4 (4.27m x 3.45m)

### EPC RATING: E

### COUNCIL TAX BAND: E

### 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.