



“The Smallholding”, Mill Lane, Blakenhall CW5 7NP

CHESHIRE  
LAMONT







An exquisite detached period country cottage standing in fine grounds and gardens extending to 1.10 acres providing delightful accommodation of exceptional quality and style with superb design and features and benefiting from a large garage and adjoining workshop/hobby house and further extensive building providing great versatility. Viewing highly recommended.

- A simply charming period cottage of immense character and appeal
- Delightfully appointed and presented throughout to the very highest of standards
- Incorporating features and character of exceptional style and design
- Standing in wonderful rural South Cheshire countryside and in established bordered grounds and gardens to 1.10 acres
- With large detached double garage, workshop/hobby house to rear and separate detached tractor/garden store
- Oak framed porch, stunning galleried two storey reception hall and spacious open plan living family dining kitchen
- Delightful lounge, study/office, laundry/boot room, wet floor shower cloakroom and side porch
- Vaulted master bedroom with balcony and luxurious en-suite shower room
- Two further double bedrooms and contemporary bathroom
- Impeccably enhanced to a significant degree, viewing recommended

#### Agents Remarks

The Small Holding is an outstanding rural cottage in idyllic tranquil surroundings within lovely undulating South Cheshire countryside situated in a fine position nearby to the villages of Wybunbury, Wrinehill and Betley. The cottage has been comprehensively enhanced and improved over recent years to a significant standard. The property offers a delightful blend of period character, fabulous modern features and exceptional design. The impressive galleried reception hall was originally planned to be a fourth bedroom but the current owners decided to use the space to create a stunning entrance to the property. We highly recommended a viewing.





### Property Details

The property is set back from the road behind neat hedging with a splayed cobble edged pebble driveway providing superb parking facilities and a slate path leads through attractive front gardens to a most handsome tiled pitched oak framed canopy porch with a raised slate step leading to a hardwood panelled door within full height glazed windows to either side allowing access to:

#### Glorious Galleried Reception Hall 18' 2" x 12' 7" (5.53m x 3.84m)

A stunning stylish entrance to the property with a fully glazed oak railed mezzanine balcony to first floor with two storey partially vaulted ceiling, oak flooring, handsome oak and glazed staircase with Cheshire brick walling to side ascending to first floor, oak door to under stairs storage cupboard, oak architraving, wall light points and an oak door leads to:

#### Cloakroom 8' 3" x 5' 1" (2.51m x 1.54m)

With a wall mounted wash basin, WC, chrome towel radiator, double glazed window, part tiled walls and oak flooring.

From the Reception Hall an oak door leads to:

#### Study/Office 12' 7" x 8' 4" (3.84m x 2.54m)

With a double glazed window to front elevation and oak flooring.

From the Reception Hall an oak door leads to:

#### Stunning Open Plan Living Family Dining Kitchen 27' 11" x 13' 9" (8.51m x 4.18m)

##### Dining Area

With double glazed windows to Utility Room, oak flooring and open access to:

#### Lounge 15' 0" x 14' 0" (4.57m x 4.26m)

Enjoying attractive aspects over south facing rear gardens via three panel double glazed bi-folding doors, central fireplace incorporating a recessed Cheshire brick hearth with a log burning stove, double glazed windows to side elevation and oak flooring.

##### Kitchen

Comprehensively appointed with a superb range of handmade oak fronted shaker style base and wall mounted units, large freestanding dining counter incorporating a NEFF induction hob with filter chimney over, NEFF built-in double electric oven, slate tiled flooring, double Belfast sink with mixer tap, integrated dishwasher, integrated fridge and freezer, attractive black granite working surfaces, tiled walls, double glazed windows to three elevations, recessed ceiling lighting, double glazed double doors to south west facing patio providing lovely





aspects over private gardens and from the Dining Area an oak door leads to:

**Side Porch/Hall 6' 11" x 5' 8" (2.10m x 1.73m)**

With vaulted ceiling incorporating a Velux window, door to outside, double glazed window, door to boiler cupboard incorporating oil fired central heating boiler and shelving, tiled flooring and an oak door leads to:

**Laundry/Boot Room 9' 4" x 5' 8" (2.84m x 1.73m)**

Beautifully appointed with plumbing for washing machine, single drainer sink with mixer tap, two base units, double glazed window to side elevation, Velux window, tiled flooring and an oak door leads to:

**Contemporary Wet Floor Shower Room 9' 0" x 5' 3" (2.74m x 1.60m)**

With a wet floor shower area, tiled flooring, tiled walls, WC, pedestal wash basin and two double glazed windows.

**First Floor Landing 18' 8" x 12' 0" (5.68m x 3.66m)**

Providing fine far reaching views over delightful Cheshire countryside via double glazed windows to front elevation and an oak door leads to:

**Bedroom Three 12' 8" x 8' 3" (3.86m x 2.52m)**

With a double glazed eaves window to front elevation and access to loft.

**Bedroom Two 15' 0" x 14' 2" (4.57m x 4.32m)**

With double glazed eaves window to south elevation.

**Principal Bedroom 13' 7" x 12' 5" (4.14m x 3.79m)**

A simply exceptional bedroom of superb design with exposed oak framed vaulted ceiling, Velux windows to east and west elevations, three panel double glazed bi-folding doors to Juliet balcony enjoying lovely aspects over the gardens and an archway to:

**Dressing Area 7' 11" x 3' 11" (2.41m x 1.20m)**

With built-in wardrobe incorporating railing and shelving and an oak door leads to:

**En-Suite Shower Room 8' 4" x 7' 11" (2.53m x 2.41m)**

A stunning contemporary shower room with an enclosed shower cubicle, tiled flooring, tiled walls, WC, wall mounted wash basin, chrome towel radiator and double glazed window.

**Bathroom 8' 4" x 6' 8" (2.53m x 2.03m)**

Beautifully appointed with a freestanding double ended roll top bath with freestanding shower tap to side, WC, wall mounted wash basin, tiled flooring, tiled walls, corner fitted shower cubicle, recessed ceiling lighting, chrome towel radiator and double glazed window.





### Externally

The driveway continues through a five bar gate to a further driveway and courtyard area to:

### Detached Oversized Garage 18' 6" x 18' 4" (5.65m x 5.59m)

With an electrically operated roller door to front high steel beamed roof, light, power, mezzanine storage area, side personal door two windows and a door leads to:

### Superb Workshop/Hobby Room 21' 1" x 18' 6" (6.43m x 5.65m)

Ideal for a gym or further home office or general storage if required. With five window and two personal doors.

### Tractor Store/Workshop 27' 9" x 24' 0" (8.47m x 7.31m)

A further building stands to the side of the garage providing excellent agricultural or garden storage with roller door to side, full width windows to front and rear and personal door.

### Gardens

This charming cottage stands in delightful established gardens and grounds to 1.10 acres that extend to both sides of the property and to the rear. The paddock is extensively lawned and the property benefits from a small orchard area, a further lawned garden extending to the south west of the property and is overlooked by a large Indian stone paved patio.

### Tenure

Freehold.

### Services

Oil fired central heating, underfloor heating throughout, Tricel water treatment plant fitted in 2021 and mains water and electricity (not tested by Cheshire Lamont).

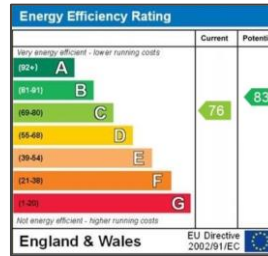
### Viewings

Strictly by appointment via Cheshire Lamont.

### Directions

From Nantwich proceed South along the A51 signposted towards Stone and continue out of Nantwich for approximately three miles through the village of Walgherton. Continue for one mile, turn left into Mill Lane and continue for one further mile where the property is located on the right hand side.

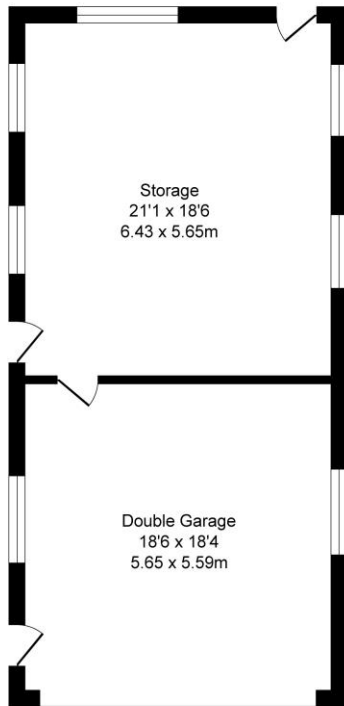




## The Smallholding

### Total Approx. Floor Area 3489 Sq.ft. (324.2 Sq.M.)

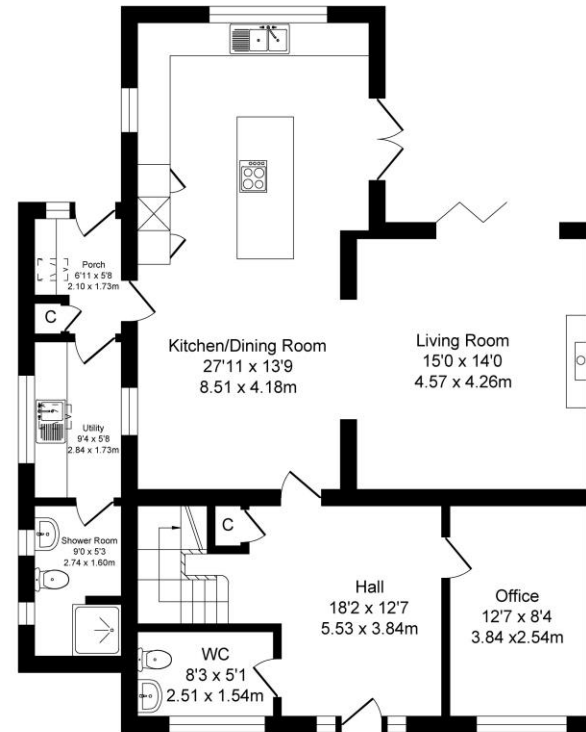
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



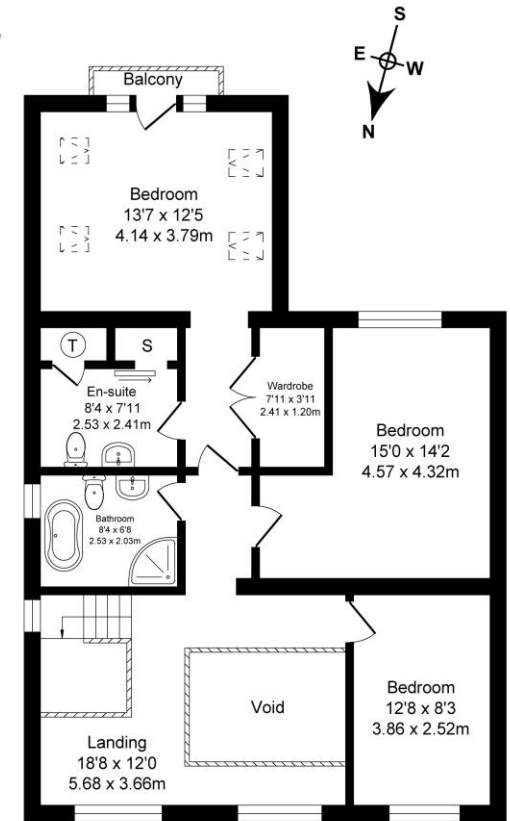
Outbuilding  
Approx. Floor Area 739 Sq.Ft (68.7 Sq.M.)



Outbuilding  
Approx. Floor Area 666 Sq.Ft (61.9 Sq.M.)



Ground Floor  
Approx. Floor Area 1124 Sq.Ft (104.4 Sq.M.)



First Floor  
Approx. Floor Area 960 Sq.Ft (89.2 Sq.M.)







**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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