



Dig Lane Cottage Dig Lane, Acton, Nantwich, CW5 8PB
Guide Price £750,000



In association with



AN INDIVIDUAL DETACHED COUNTRY COTTAGE WITH EXTENSIVE POTENTIAL TO MODERNISE WITH GARDENS AND Paddock, IN A WONDERFUL SETTING ON A LEAFY LANE ADJOINING DORFOLD ESTATE LAND, 1.5 MILES FROM NANTWICH TOWN CENTRE.

SUMMARY

Entrance Porch, Entrance Hall, Bathroom, Living Room, Sitting Room/Dining Room, Study, Staircase Hall, Kitchen, Utility Room, Landing, Principal Bedroom with Ensuite Shower Room, Four Further Bedrooms, Bathroom, Attached Double Garage, Oil Central Heating, Part Double Glazed Windows, Car Parking Spaces, Gardens, Paddock. In all about 1.50 acres.

DESCRIPTION

Dig Lane Cottage comprises a mid 19th century former Dorfold Estate Cottage, constructed of brick under a slate roof and approached over a cattle grid and sweeping gravel drive. It was modernised and enlarged in the 1980's and comes to the market for the first time in 37 years.

The first thing to note is the position. With a plot of 1.50 acres and open views, 1.5 miles from Nantwich town centre, this location is very special. Not only is this a great house now, but it also offers extensive potential to be modernised, reconfigured and, subject to planning permission, extended. The property as presently configured extends to about 2,700 square feet (gross internal) including the double garage.

LOCATION & AMENITIES

Acton is a small village, lying immediately West of the market town of Nantwich. Around a third of the area falls within the Dorfold Estate. The Parish contains many listed historic buildings, including two listed grade I. Dorfold Hall was considered by Nikolaus Pevsner to be one of the two finest Jacobean houses in Cheshire, whilst St. Marys Church has a tower dating from the 13th Century, one of the earliest in the county.

Nantwich is a charming market town set beside the River Weaver, with a rich history, wide range of speciality shops and four supermarkets. Acton Church of English Primary School (Ofsted Good) serves Acton and the Parish falls within the catchment area of Malbank School (established 1560) and Sixth Form College (Ofsted good). Private schooling in the area includes The Grange at Hartford, Newcastle High School, The Kings and Queens in Chester and Ellsemere College are all within 20 miles.



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APPROXIMATE DISTANCES

Nantwich 1.5 miles

Crewe Station (London Euston 90 minutes, Manchester 40 minutes) 6 miles

M6 Motorway (junction 16) 11 miles

Chester 20 miles

DIRECTIONS

From Nantwich take the A534 Chester Road (Welsh Row), turn left into Marsh Lane, continue for one mile, turn right into Dig Lane, proceed for 300 yards and the entrance to Dig Lane Cottage is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

9'10" x 6'6"

Quarry tiled floor.

ENTRANCE HALL

10'3" x 8'3"

Beamed ceiling, double wall light, built in cloaks cupboard, door to garage, radiator.

BATHROOM

7'6" x 5'4"

Coloured suite comprising panel bath, pedestal hand basin and low flush W/C, radiator.

STAIRCASE HALL

27'1" x 16'0" maximum 5'9" minimum

Two uPVC double glazed windows and door to rear, two double wall lights, double doors to living room, understairs store, beamed ceiling, display niche, two radiators.

STUDY

9'7" x 7'0"

Part vaulted beamed ceiling, bookshelves, two windows, radiator.

SITTING ROOM/DINING ROOM

28'6" x 11'10"

Central brick fireplace with Hunter multi fuel stove, oak mantle, beamed ceiling, six single wall lights, three secondary glazed windows, inset display alcove, two radiators.



LIVING ROOM

19'4" x 13'3"

Brick fireplace with timber mantle, three uPVC double glazed windows and French windows to patio and garden, beamed ceiling, two double wall lights, radiator.

KITCHEN

15'9" x 15'1"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, island units/breakfast bar, wall cupboards, integrated oven, grill and four burner ceramic hob unit with extractor hood above, three secondary glazed windows, two double glazed roof lights, beamed ceiling, radiator.

UTILITY ROOM

9'8" x 6'8" plus boiler recess

Belfast sink, Grant oil fired central heating boiler, plumbing for washing machine.

STAIRS FROM STAIRCASE HALL TO FIRST FLOOR LANDING

PRINCIPAL BEDROOM

15'6" x 13'4"

Two uPVC double glazed windows, radiator.

ENSUITE SHOWER ROOM

6'4" x 3'1"

Coloured inset hand basin, tiled shower cubicle with Powerforce shower, shaver point, mirrored fitting, fully tiled walls.

BEDROOM

10'0" x 6'9"

Cylinder and airing cupboard.

INNER LANDING

Deep walk-in cupboard.

BEDROOM

11'10" x 11'7"

Two windows, (one uPVC double glazed), radiator.

BEDROOM

13'4" x 8'8"

Built in cupboard, radiator.

BEDROOM

11'5" x 8'6"

Fitted double wardrobe, fitted cupboard, single wall light, radiator.

BATHROOM

11'9" x 8'8"

Champagne coloured suite comprising panel bath with mixer shower, bidet, pedestal hand basin and low flush W/C, heated towel rail, radiator.

OUTSIDE

Attached DOUBLE GARAGE 17'8" x 17'5", two pairs of double doors, three windows, power and light. Attached brick coal bunker and log store. Oil tank. Gravel car parking and turning area, exterior lighting.

GARDENS & GROUNDS

The gardens are extensively lawned with flower and herbaceous borders, flagged patio and seating area, mature trees including fir and silver birch, soft fruits, ornamental pool and two small copses providing shelter to the North and East. There is a paddock of pasture with a field gate to Dig Lane. The gardens have matured over the years, form a particular feature, and enjoy open views over countryside.

SERVICES

Mains water and electricity. Septic tank drainage. N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

Band G.

VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





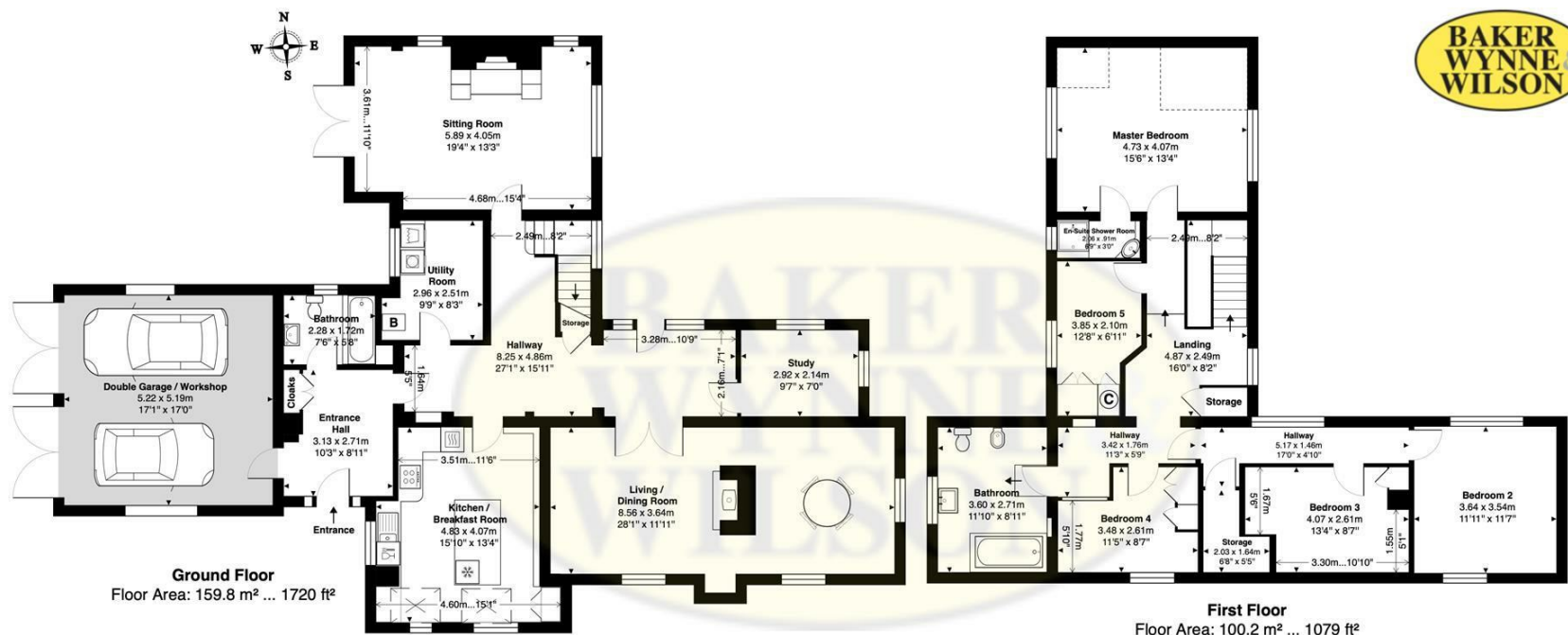
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DIG LANE COTTAGE, DIG LANE, ACTON, NANTWICH, CHESHIRE, CW5 8PB

Approximate Gross Internal Area: 260.0 m² ... 2799 ft² Includes Double Garage / Workshop

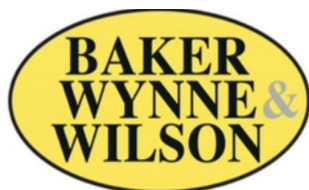
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



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