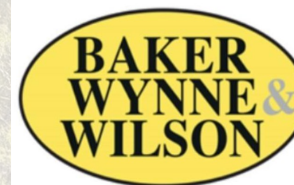




1 Hankelow Mill, Mill Lane, Hankelow, Crewe, CW3 0HF  
Guide Price £697,000



*In association with*





A SPECTACULAR CONVERSION OF A GRADE II LISTED EARLY 19TH CENTURY WATER POWERED CORN MILL IN A MAGICAL RURAL LOCATION WITH A 500 FOOT LONG RIVERSIDE GARDEN, FORMAL GAZEBO GARDEN AND GROUNDS EXTENDING IN ALL TO ABOUT 3.25 ACRES, 1.5 MILES FROM AUDLEM VILLAGE CENTRE.

**SUMMARY**

Terrace Hall, Cloakroom, Living Room, Kitchen/Breakfast/Dining Room, Hallway, Balcony, Principle Bedroom with Ensuite Shower Room, Bedroom No. 2 with Ensuite Dressing Room, Bedroom No. 3, Bathroom, Four Attic Rooms, Lower Ground Floor comprising Mill Room, Study, Utility Room, Waterwheel, Cupboard Balcony, Oil Central Heating, Double Glazed Windows, Workshop, Garage/Workshop, Car Parking and Turning Area, Garden and Grounds. About 3.50 Acres.



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## DESCRIPTION

This semi detached early 19th century Mill conversion is constructed of brick in Flemish Bond under a tiled roof (re-roofed in 2021) and approached over a block paved drive. This has been very much a passion project, with the owner of Hankelow Mill having dedicated himself, over the last 28 years, to the mission of helping this property reach its full potential. There has been substantial and continual capital investment into every aspect of the property with painstaking attention to detail. A particular feature of the accommodation being the kitchen/breakfast/dining room, spanning the full depth of the Mill, with a superb range of bespoke Christians furniture. Five working sluice gates have been replaced and the waterwheel rebuilt.

The location is ideal for those who want to embrace the best benefits of rural life without comprising on accessibility. The riverside location, far reaching views, walks connecting to the Shropshire union canal and the wonderful grounds give Hankelow Mill the sense of rural delight.



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#### LOCATION & AMENITIES

Mill Lane is a private lane leading to Monks Hall Farm and Over The Water Farm beyond. Hankelow village centre is one mile with village green and duck pond, chapel and recently refurbished White Lion Pub/Restaurant. Audlem village centre is 1.5 miles and is an attractive country village providing a number of local shops including chemist, butchers, local co-operative store and newsagent, health centre, modern primary school, café, restaurant, three public houses and wide variety of community activities.

Nantwich has a choice of shopping facilities, social amenities and sporting facilities. There is a primary school in Audlem and the property lies in the catchment area of Brine Leas Secondary School/BL6 Sixth Form. Private schooling in the area includes Newcastle High School, The Grange at Hartford, The Kings and Queens in Chester and Ellesmere College. There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18 hole golf courses at nearby Whitchurch.

#### APPROXIMATE DISTANCES

Nantwich 6 miles

Crewe (intercity rail network - London Euston 90 minutes, Manchester 40 minutes) 10 miles

M6 Motorway (junction 16) 12 miles

The Potteries 15 miles

Chester 24 miles

Manchester Airport 37 miles

#### DIRECTIONS

To find the property from Nantwich, take the A529 through Hankelow. The property is about half a mile from the White Lion public house, turn right into Mill Lane (not named due to it being a private road), before Corbrook Court Nursing home, proceed for half a mile and 2 Hankelow Mill is located on the right hand side, before the river.

#### ACCOMMODATION

With approximate measurements comprises:

##### TERRACE HALL

12'3" x 7'7"

Stone floor, oak entrance door, two double wall lights, radiator.

##### CLOAKROOM

Personal hand basin and W/C in oak surround.

##### LIVING ROOM

24'10" x 15'7"

Stone fireplace with slate hearth and Jottul wood burning stove, barrel ceiling, three double glazed picture windows and French window to balcony, six wall





lights, walnut effect flooring, two period style radiators.

#### KITCHEN/DINING/BREAKFAST ROOM

24'9" x 21'3"

A superb range of bespoke fitted furniture by Christians comprising floor standing cupboard and drawer units with Quartz worktops, wall cupboards, dresser unit with granite worktop, island unit with Quartz worktop, wine rack, integrated double Belfast sink with mixer tap and hot water tap, pantry cupboard, full height integrated refrigerator and freezer, Miele oven grill and induction hob with extractor hood above, barrelled ceiling, four double glazed windows, stone floor with underfloor heating, four double wall lights, exposed mill workings.

#### HALLWAY

24'4" x 6'6"

Barrel ceiling, two double glazed windows, wall light, radiator.

#### CAST IRON STAIRCASE FROM HALLWAY TO FIRST FLOOR LA

Exposed beamed ceiling, radiator.

#### PRINCIPLE BEDROOM

24'7" x 10'0"

Three double glazed windows, beamed ceiling, three double wall lights, fitted furniture comprising two double wardrobes, two chest of drawers and dressing table, radiator.

#### ENSUITE SHOWER ROOM

Travertine tiled walls and floor, Travertine pedestal hand basin, low flush W/C, Travertine tiled shower cubicle with Lefroy Brookes rain head and hand held shower, double glazed window.

#### BEDROOM NO. 2

19'3" x 11'9"

Pained beamed ceiling, radiator.

#### BATHROOM

21'8" x 10'6"

White suite comprising pedestal hand basin, low flush W/C, bidet and Jacuzzi bath, Jacuzzi shower with seat injects, beamed ceiling, stone floor, radiator.

#### BEDROOM NO. 3

19'3" x 11'9"

Painted beamed ceiling, mill workings, radiator.

#### WROUGHT IRON STAIRCASE TO SECOND FLOOR

#### DRESSING ROOM

12'2" x 5'2"

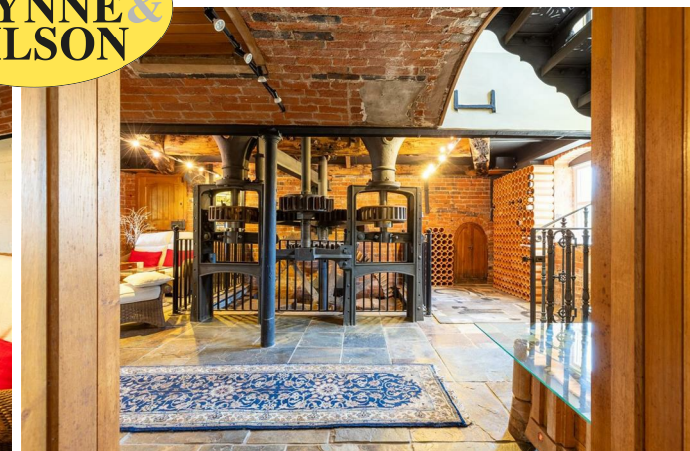
Pained beamed ceiling, radiator.

#### SECOND FLOOR COMPRISES FOUR ATTIC ROOMS

measuring 10'1" x 8'5" 10'9" x 8'5" and 10'8"

With beamed ceiling, eaves storage and lighting. No windows.

#### LOWER GROUND FLOOR



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#### MILL ROOM

23'11" x 17'3"

Mill workings, stone floor, three windows, barrel ceiling.

#### STUDIO

24'3" x 16'7"

Heatrae Sadia mega flow cylinder, Warmflow oil fired central heating boiler, barrel ceiling, double glazed window, tiled floor.

#### UTILITY ROOM

11'9" x 8'6"

Double stainless steel sink in granite surround, wall cupboards, plumbing for washing machine, broom cupboard, stone floor, water wheel 24'4" x 9'3" working water wheel, covered balcony/garden room 37'4" x 10'1", stone floor.

#### OUTSIDE

Attached store 22'1" x 5'4", GARAGE/WORKSHOP 17'2" x 16'4" double doors, W/C. Two Victorian street lamps. Blocked paved car parking and turning area.

#### GARDENS & GROUNDS

Formal garden to the rear comprising raised herbaceous and shrub borders. A block paved path leads to a wonderful area with the mill pond to the East and the River Weaver to the West. The waterfront gardens extend to the front and rear. To the front, and the Southerly aspect, a glass gazebo sits within landscaped box

hedging, providing a wonderful sunny spot beside the river. To the rear, the gardens stretch is approximately 50 yards as a long strip of land running between the mill pond and the river, cumulating in an open area with a greenhouse (20'6" x 8'6") with electricity and water supply, plus raised beds and potting sheds. In total the gardens and grounds extend to about 3.50 acres.

#### SERVICES

Mains water and electricity. Klargester treatment plant.

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.

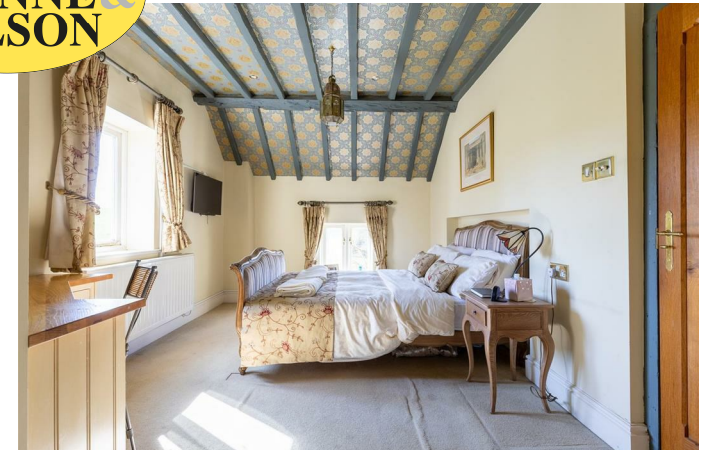
#### COUNCIL TAX

Band G.

#### VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214



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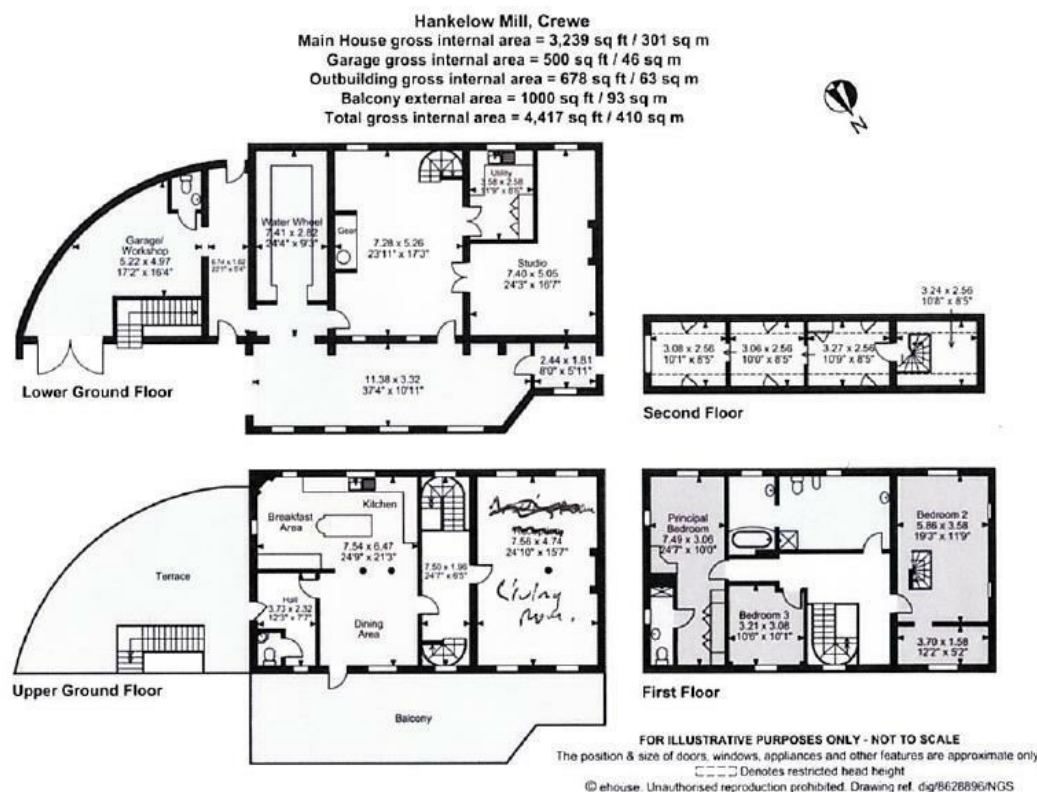




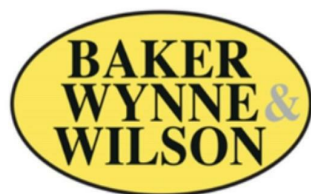


# Plans

Approx. gross internal floor area  
3,239 - 4,417 sq ft



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 firm's employment has the authority to make or give any representation or warranty in respect of the property



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