



Botterley Hill Farm

Nantwich, Cheshire

Carter Jonas

Botterley Hill Farm Faddiley Nantwich Cheshire CW5 8JW

An outstanding six-bedroom country residence providing superb, high-quality living accommodation, set within approximately 9 acres.

A rare opportunity to acquire a beautifully presented Grade II listed country residence, seamlessly combining luxury modern living with charming period farmhouse features. Thoughtfully renovated to an exceptional standard, the property offers a truly unique lifestyle setting, all within approximately 9 acres of private grounds in a peaceful rural location near Nantwich, Cheshire.

- Impressive six-bedroom home extending to approximately 1,006 sq m (10,825 sq ft)
- Luxury swimming pool and spa complex
- Landscaped gardens with elegant alfresco dining areas
- Detached garage with converted loft accommodation extending to approximately 103 sqm (1,108 sq ft)
- Enclosed walled garden featuring a fully equipped garden kitchen, greenhouse, potting shed and bothy
- Charming shepherd's hut with double bed, kitchenette and ensuite facilities.



Location

Set within the rural hamlet of Faddiley, approximately five miles west of Nantwich, this exceptional property enjoys a peaceful setting with far-reaching views across the surrounding countryside. Approached via quiet country lanes, the house is accessed through two separate gated driveways, providing a high degree of privacy while remaining conveniently located.

Property

Botterley Hill Farm comprises a beautifully presented Grade II listed farmhouse and a range of converted traditional barns, together creating an exceptional country home with six bedrooms and an impressive spa complex.

Arranged around an enclosed, landscaped courtyard, the property is set within immaculately maintained grounds, including formal gardens, entertaining terraces and a walled garden, forming a superb private country estate.

Position

Botterley Hill Farm is well positioned for commuting, with Junction 16 of the M6 approximately 13 miles away, providing excellent access to Manchester, Liverpool and Birmingham. Crewe railway station, located around 12 miles from the property, offers direct services to London Euston.

- Nantwich 5 miles
- Tarporley 9 miles
- Whitchurch 9 miles
- Chester 19 miles
- Stoke on Trent 23 miles
- Manchester 41 miles

Botterley Hill Farmhouse -Ground floor

Entrance Hall

A bright and welcoming reception hall featuring a flagstone floor and an impressive sweeping staircase rising to the first floor. Open to the eaves, the space showcases exposed timber beams and characterful detailing. A brick fireplace with wood-burning stove provides a warm focal point.

Snug

A cosy room full of character and period features with timber beams running across the ceiling and walls. The room centres around a beautiful sandstone fireplace fitted with a log burning stove.

Family Room

A bright and spacious central living area with floor to ceiling glass doors and a sky lantern, offering ample natural light. This room is open to the kitchen, and has doors leading to the office, utility, and entrance hall. There is a charming stone inglenook fireplace with a large log burner.

Kitchen

A beautifully crafted Tom Howley kitchen with bespoke wooden cabinets and elegant marble worktop. The kitchen is superbly equipped with a five-door electric AGA with induction hob, two Miele fitted dishwashers, Miele microwave, a mQuvee wine fridge and a large Kohler Belfast sink with a waste disposal and DeVol taps. A substantial central island offers seating for five, ideal for casual dining and entertaining. All set on a traditional quarry tiled floor.

Pantry

A traditional walk-in pantry with a quarry tiled floor, fitted cupboards and marble worktops. Miele washing machine, dryer, double fridge, Gaggenau freezer and Belfast sink with Quooker tap.

Orangery

Opening seamlessly from the kitchen, the light filled orangery offers floor to ceiling windows, French doors and a sky lantern, creating a contemporary space for dining or entertaining with spectacular views over the gardens.

Accessed from the Family Room:

Cloakroom

Located off the corridor from the family room, a well-appointed Cloakroom with W/C and a Catchpole and Rye sink.

Study

A useful multipurpose L-shaped room with floor to ceiling glass doors facing the Courtyard.

Library

A generously sized living space with a brick inglenook fireplace and a log burning stove. Two floor to ceiling bay windows let in an abundance of natural light and the fitted shelves and cupboards create the perfect setting for a library.

Utility

A modern and practical space with floor to ceiling fitted cupboards, Belfast sink and coat hooks. There is a boiler room off, which houses the Worcester Bosch boiler and the Megaflo tank.

Enclosed Veranda

Off the utility is an L-shaped space which provides external doors to the Courtyard.

Entrance Way to Swimming Pool

A bright and airy corridor with a beautiful white tiled floor that leads to the swimming pool. Beyond are two Lefroy Brooks showers mounted in the wall with a drain below.

Cloakroom

A well-appointed cloakroom with a W/C and sink.

Swimming Pool

A highly desirable room featuring a luxury swimming pool and spa. Designed for year round enjoyment, this remarkable leisure space elevates the property into a rare lifestyle offering a 12m x 5.5m swimming pool and ample space for several spa beds. The pool is serviced by a salt-water Daisy filter and is not treated with chlorine for a more natural approach.

Cocktail Room

Stone stairs rise from the pool area to a tranquil and stylish seating space, perfectly suited for entertaining or relaxing after enjoying the spa facilities. A spiral stone staircase leads down to the accommodation in the converted barn that forms the west wing.





Botterley Hill Farmhouse -First floor

Landing

Sweeping stairs up from the entrance hall lead to a galleried landing and elegant hanging lights.

Master Suite

As you step off the landing to the right there is an exceptional private master suite combining a bedroom, dressing room, and bathroom.

Master Dressing Room

The room is open to the eaves, showcasing stunning traditional oak beams. A series of bespoke fitted wardrobes provide a luxury space for clothing and accessories.

Master Bathroom

An exceptional and highly unique bathroom with a marble floor. The bathroom features a double sink and luxury highly sought after Catchpole and Rye shower, roll top bath, and towel rail.

Master Bedroom

A generously sized double bedroom open to the eaves. The room benefits from north and east facing windows that flood the room with natural light and offer attractive views over the immaculate grounds.

Bedroom Two

Located on the opposite side of the

galleried landing, the second bedroom is a bright and well- proportioned double room with three hand crafted fitted wardrobes.

Ensuite

The ensuite features a marble floor, Bayswater shower, Burlington sink, toilet, and towel rail.

Family Bathroom

A generous bathroom with marbled floor, Bayswater shower, Burlington sink and W/C.

Bedroom Three

A double bedroom with south facing views over the landscaped front garden.

Ample fitted storage with three wardrobes, shelves, and drawers.

Bedroom Four

A double bedroom with south facing views over the landscaped front garden. The room benefits from two fitted wardrobes.



West Wing Barn - Ground Floor

Kitchen & Living

A truly impressive open plan kitchen and living space. The bespoke Neptune kitchen is fitted with an extensive range of wooden units and features a traditional Belfast sink, beautifully tiled walls, two integrated Miele dishwashers, a statement Lacanche range cooker, and a Gaggenau integrated fridge. The substantial central island incorporates a second sink with waste disposal and provides seating for up to eight people, creating a sociable atmosphere for casual dining and gatherings.

Dining Room

A vibrant dining area off the kitchen, with two external doors and space for a table seating at least 8 guests.

Foyer

Beyond the kitchen is a welcoming space with a flagstone floor, and two external doors on either side leading to the central courtyard, or an independent front door from the drive.

Cloakroom

Off the foyer, fitted with a Lefroy Brooks W/C and sink.

Plant Room

With a Bosch boiler and underfloor heating system.

A hallway leads from the foyer providing access to:

Comms Room

A flexible space currently housing CCTV screens, with potential for use as a small office or additional storage.

Wine Cellar

An exceptionally well-appointed wine store with fitted refrigeration and bespoke shelving. Ample space for tasting and perusing the collection.

Laundry

A dedicated laundry space with four washing machines, an oak worktop with an enamel sink and fitted cupboards below. Floor to ceiling fitted cupboards, and further storage in the linen closet.

West Wing Barn - First Floor

Landing

A characterful space with exposed beams and white-painted timber floor, creating a light and attractive connecting space.

Bedroom Five

A generously sized double bedroom open to the eaves with exposed beams and windows on both sides, allowing plenty of natural light.

Ensuite

A spacious bathroom finished with marble flooring featuring an Ashton Bentley roll-top bath, Lefroy Brooks shower, double sink unit, W/C, towel rail and bidet. A walk-in wardrobe is located off the ensuite, providing excellent storage.

Bedroom Six

An airy double bedroom suite open to the eaves with a white painted timber floor.



Garage

A substantial detached garage offering ample space for five cars and a further two multipurpose storerooms. Stairs lead to a converted loft studio with a balcony, excellent potential for a home office, hobby room or the possibility of further accommodation.

Shepherds Hut

Tucked away in the grounds is a beautifully presented Shepherds Hut with a cosy sitting area open to a kitchenette with a log burner and shower room.

Walled Garden

An impressive recently constructed walled garden, constructed with reclaimed bricks. Within the walled garden are a range of traditional buildings including:

- Garden kitchen with floor to ceiling windows and doors. There are fitted units, an island, Gaggenau wine fridge, small electric AGA, Belfast sink, oven, and a Bosch dishwasher.
- A luxury aluminium and glass Hartley Botanic greenhouse equipped with heating, electricity, and a water supply.
- An excellent size potting shed with a log burning stove.
- Gardeners Bothy
- Garden facility building featuring two separate W/C cubicles and two sinks.
- An oak framed covered patio with an outdoor heater.



Outside

Approached via a gravelled driveway, the property opens onto an immaculate garden adjoining the front parking area, with established trees and landscaped borders. Climbing shrubs frame the façade, while a charming, enclosed courtyard lies between the farmhouse and the barn, creating a sheltered and private space.

Beyond, the principal gardens extend to a generous lawn, interspersed with a meandering pathway and enclosed by traditional white estate fencing. A pond, positioned adjacent to the garage, provides a tranquil focal point. At the far end of the garden, a delightful retreat features a shepherd's hut, offering a peaceful setting from which to enjoy the surrounding countryside views.

For leisure and entertaining, a superb pool terrace adjoins the spa complex, complete with a covered seating area, log burner and fridge, making it ideal for year-round use. Below, a pump house serves the pool and is accessed via steps from the terrace.



Floor plan

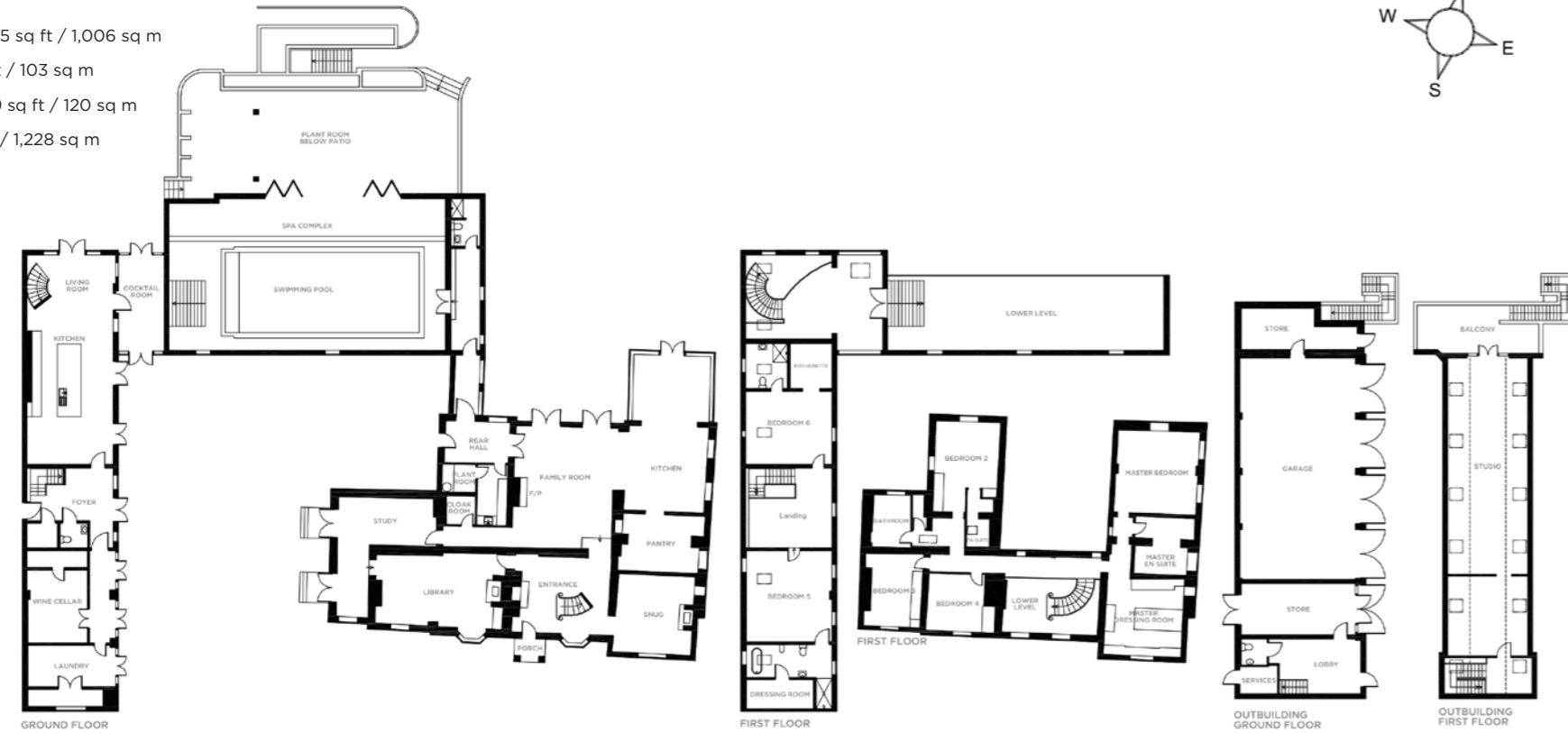
Botterley Hill Farm Faddiley
Nantwich
Cheshire
CW5 8JW

Main House: 10,825 sq ft / 1,006 sq m

Garage: 1,108 sq ft / 103 sq m

Outbuilding: 1,289 sq ft / 120 sq m

Total: 13,222 sq ft / 1,228 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Method of sale

Private treaty.

Tenure & Possession

Freehold. Vacant possession will be provided on completion

Planning

Planning and listed building consent has not been granted for all works. Please contact the selling agent for further information.

Listing Status

Grade II

Furniture

Possibility for furniture to be purchased by separate negotiation.

Services

Electricity - Mains

Water - Mains

Foul Drainage - Private Septic Tank

Central Heating - Oil

Broadband - Connected

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

Council Tax

Council Tax Band H

EPC Rating

EPC Rated E with potential for D

Local Authority

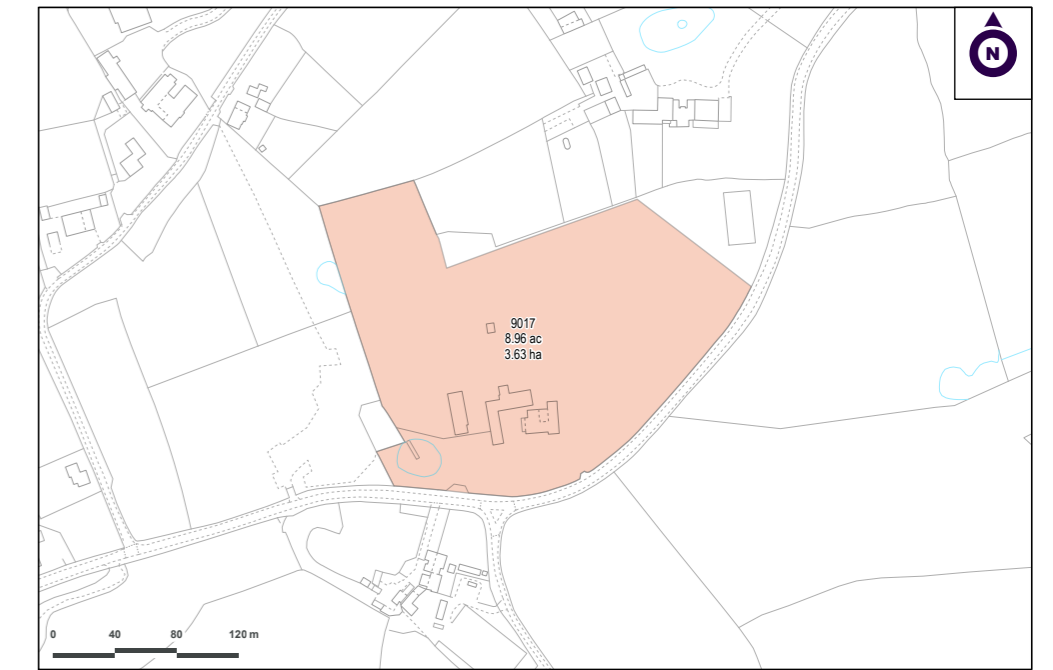
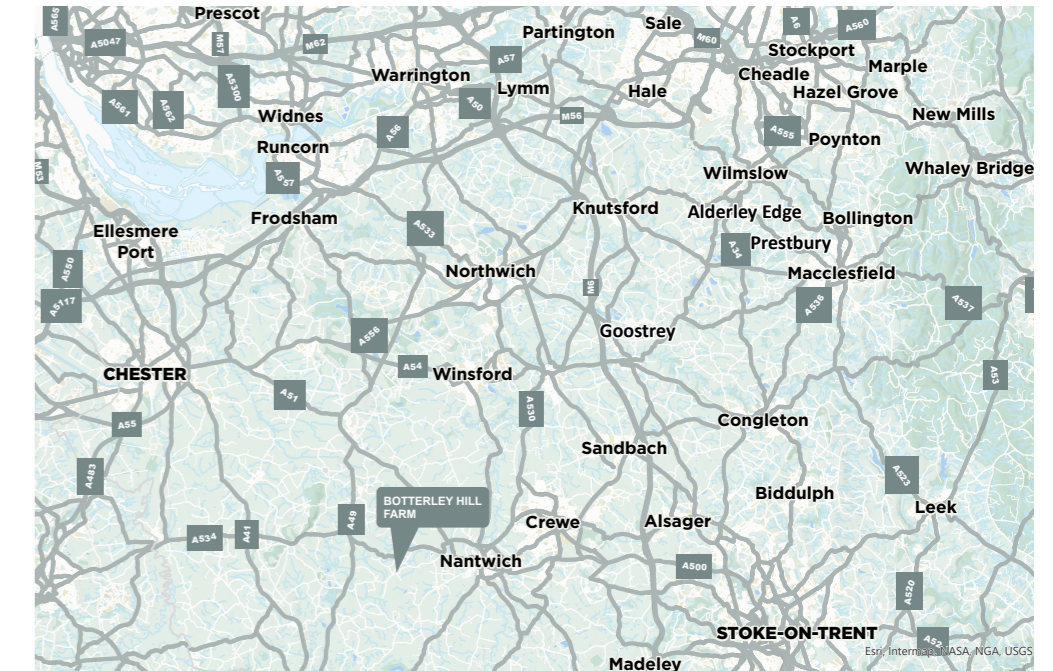
Cheshire East
cheshireeast.gov.uk

Viewings

Viewings are strictly by appointment through the sole selling agents, Carter Jonas.



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