



'MILL COTTAGE' | SALFORD | AUDLEM | CHESHIRE | CW3 0BJ | OIRO £695,000





# ‘Mill Cottage’, Salford, Audlem, Cheshire, CW3 0BJ

Nestled in a most idyllic & charming enclave within a short walk of the sought after village of Audlem, this most enchanting refined & impeccably well appointed detached cottage has been thoughtfully, sympathetically & very elegantly presented having been beautifully enhanced by the present owners seamlessly blending luxurious character and charm with contemporary flair. Luxurious accommodation perfectly compliments the generous garden which overall encapsulates laid back refinement for a range of highly discerning buyers.

The outstanding spacious detached country residence with three bedrooms throughout the cottage & separate annex briefly comprises; Entrance Hall, Cloaks/WC, Formal Dining Room, magnificent Kitchen Breakfast Room with AGA, opening to an extremely elegant Living Room, Utility Room. First Floor Landing, wonderfully spacious Bedroom One with range of wardrobes & Juliet balcony, Bedroom Two, beautiful Bathroom with separate shower.

Gravelled driveway providing ample off road parking (which could easily be further extended if required). Timber gate opening to the exceptional landscaped & spacious lawned rear garden which adjoins open fields (horses are usually enjoying residing here!).

Charming brick built one bedroom annex with kitchen & shower room, being immaculately appointed in the same chic and elegant style as the main residence. There is also potential to use the building as a home office/leisure suite etc or perhaps Airbnb if required. Oil fired C.H & Double glazing throughout.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







### DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles through the villages of Hatherton and Hankelow and upon reaching the centre of the charming village of Audlem turn left by the historic Church, onto Stafford Street.

Proceed over the little bridge past the pretty chapel & take the third available left turn into the area known as 'Salford' which is a wonderfully quaint enclave of predominantly period properties, where the beautiful cottage will be observed on the left hand side.

### AUDLEM

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.



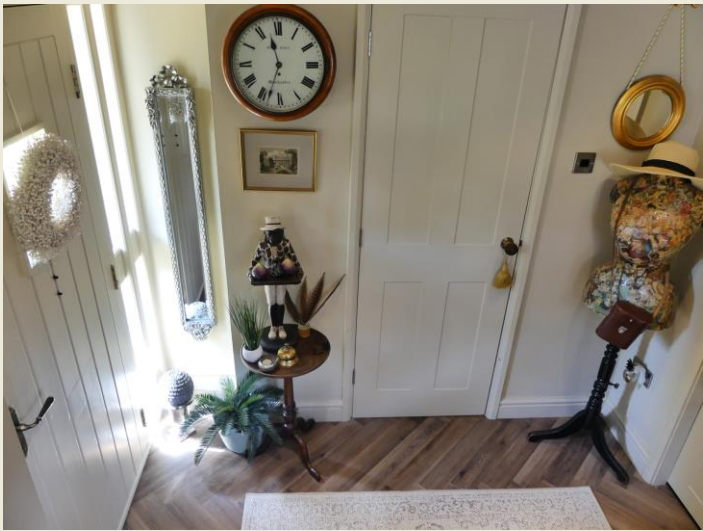
### NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-  
With approximate dimensions, comprises;  
  
ENTRANCE HALL



CLOAKS WC







FORMAL DINING ROOM







KITCHEN DINER







LIVING ROOM



UTILITY ROOM















FIRST FLOOR LANDING

BEDROOM TWO







LUXURIOUS BATH & SHOWER ROOM







BEDROOM ONE







SEPARATE 'ANNEXE' (ONE BEDROOM, KITCHEN & SHOWER ROOM)







KITCHEN

SHOWER ROOM







#### VIEW TO SIDE (ABOVE)

#### EXTERIOR

The property stands in surprisingly generous exceptional gardens with the addition of a wonderful 'outdoor kitchen' space with gravelled seating area. With ample space to relax & entertain, the superb lawned gardens feature a most inspiring view from the pretty low brick wall across fields towards Audlem church (which is frequently occupied by very friendly horses).

An imaginative & particularly charming seating area is accessed via steps to the side of the annex and presently features a rich range of potted plants, herbs & vegetables which buyers could easily recreate for themselves. Sleek contemporary fencing & raised planted borders create interest. The gravelled driveway to the side of the property provides ample off road parking which could even be further enlarged if required into part of the rear garden. Oil storage tank (installed by the present owners). Side pathway leading to a pretty front garden area. The exterior is simply sublime & enables the perfect enjoyment of the idyllic location the delightful property is nestled in.

**EPC RATING: D**

**COUNCIL TAX BAND: D**

#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired central heating. Private drainage.

**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](mailto: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](mailto: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.











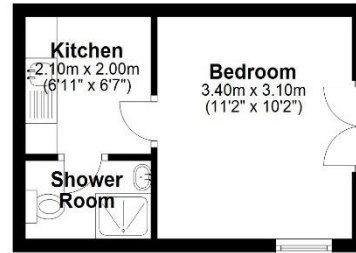






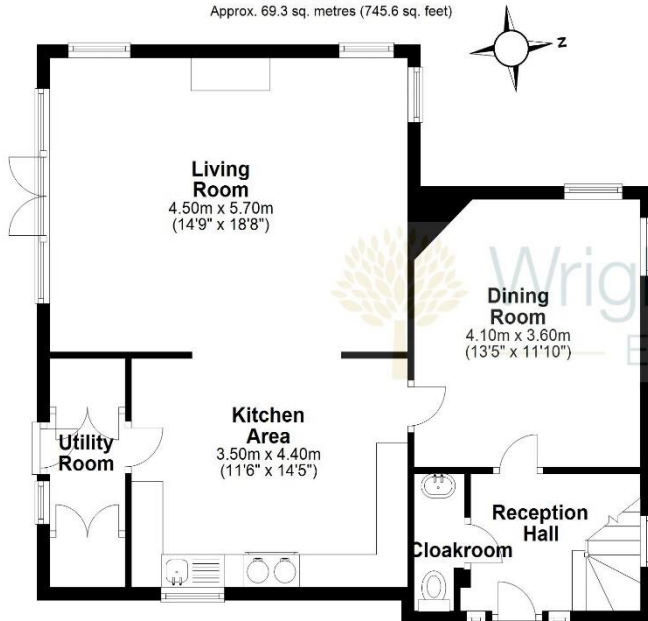
### Annex

Approx. 17.7 sq. metres (190.3 sq. feet)



### Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



### First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 128.8 sq. metres (1386.5 sq. feet)

### Mill Cottage



Wright Marshall  
Estate Agents

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