



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

COUNTRY RESIDENCE: HOUSE & DETACHED ANNEXE

Delightfully nestled in a charming rural enclave within easy reach of Audlem village. This substantial, enchanting & sympathetically enhanced well appointed detached character four bed, two bath residence (formerly ‘The Old Stores’ for the village), it has certainly been extremely well thought out to provide ‘family friendly’ accommodation together with the benefit of a separate brick barn offering two bed two storey annexe accommodation which is ideal for ‘multi generational’ living, or indeed possibility for a dependent relative/separate income eg ‘Airbnb’, long term rental etc. The highly versatile & beautiful accommodation seamlessly blends luxurious character, charm & modern country style. Luxurious accommodation perfectly compliments the generous gardens which are a most inspiring space to relax & entertain. The gem of a property encapsulates the best of pretty country charm with versatility for a range of buyers. Extensive paved drive, generous landscaped lawned gardens, seating areas, vegetable plot & greenhouse. Single Garage. Summerhouse/Cabin ideal for home office use or gym etc.

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 & continue along the road towards Buerton. The superb property will be observed on the right hand side

DESCRIPTION

Delightfully nestled in a charming rural established enclave within easy reach of Audlem village centre.

This most substantial, enchanting & sympathetically enhanced well appointed detached character residence (formerly ‘The Old Stores’ for the village), it has certainly been extremely well thought out to now provide ‘family friendly’ accommodation together with the benefit of a separate brick barn offering two bedroom two storey annexe accommodation which is ideal for ‘multi generational’ living, or indeed possibility for a dependent relative or perhaps as a separate income eg ‘Airbnb’, long term rental etc. The highly versatile & beautiful accommodation seamlessly blending luxurious character and charm with modern country style. Luxurious accommodation perfectly compliments the generous gardens which is a most inspiring space to relax & entertain. The gem of a property encapsulates the best of pretty country charm with space & versatility for a range of discerning buyers.

Briefly comprising Entrance Porch, Entrance Hall, Cloaks/WC, Utility Room, outstanding open plan Kitchen Breakfast Dining Room, Inner Hall, Living Room, Garden Room, Rear Hall, Boot Room.

First Floor Landing, Master Bedroom One & Ensuite Shower Room, Bedroom Three, Bedroom Four, Family Bathroom with separate shower. Second Floor Bedroom Two.

Separate two storey annexe briefly comprises; Kitchen, Sitting/Dining Room, Living/Garden Room, Bedroom Two, Shower Room, Utility Room. First Floor Landing, Bedroom One, Walk in Wardrobe and WC/Store. Timber gates open to the extensive paved driveway providing ample off road parking.

Exceptional generous landscaped lawned gardens superbly ‘zoned’ with various richly stocked areas of interest, seating areas, vegetable plot & greenhouse. Single Garage. Timber Summerhouse / Cabin ideal for home office use or gym etc. Oil fired C.H & Double glazing throughout.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

LOCATION (BUERTON & AUDLEM)

Buerton is a pretty hamlet just outside the extremely popular village of Audlem. Surrounded by open fields buyers will enjoy a more rural lifestyle without being isolated.

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 1hr 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 PORCH

(6'5 x 3'1) ((1.83m'1.52m x 0.91m'0.30m))

ENTRANCE HALL

(11'7 x 3'10) ((3.35m'2.13m x 0.91m'3.05m))

CLOAKS WC

(6'10 x 4'0) ((1.83m'3.05m x 1.22m'0.00m))

UTILITY ROOM

(6'11 x 6'8) ((1.83m'3.35m x 1.83m'2.44m))

INNER HALLWAY

(12'0 x 11'1) ((3.66m'0.00m x 3.35m'0.30m))

REAR HALL

(5'6 x 3'3) ((1.52m'1.83m x 0.91m'0.91m))

BOOT ROOM

(10'6 x 7'10) ((3.05m'1.83m x 2.13m'3.05m))

LIVING ROOM

(17'10 x 15'11) ((5.18m'3.05m x 4.57m'3.35m))

GARDEN ROOM

(17'8 x 10'9) ((5.38m x 3.28m))

KITCHEN BREAKFAST DINING ROOM

(27'8 x 12'6) ((8.43m x 3.81m))

FIRST FLOOR LANDING

MASTER BEDROOM ONE

(16'9 x 12'6) ((4.88m'2.74m x 3.66m'1.83m))

ENSUITE SHOWER ROOM

(10'11 x 3'8) ((3.05m'3.35m x 0.91m'2.44m))

BEDROOM THREE

(15'10 x 11'7)

BEDROOM FOUR

(12'6 x 10'7) ((3.66m'1.83m x 3.05m'2.13m))

FAMILY BATH & SHOWER ROOM

(11'1 x 7'5)

SAUNA

(6'6 x 4'2) ((1.83m'1.83m x 1.22m'0.61m))

SECOND FLOOR

BEDROOM TWO

(27'9 x 16'4) ((8.23m'2.74m x 4.88m'1.22m))

DETACHED ANNEXE – ‘FIELD VIEW COTTAGE’

KITCHEN

(9'11 x 8'4) ((2.74m'3.35m x 2.44m'1.22m))

SITTING / DINING ROOM

(13'3 x 8'9) ((4.04m x 2.67m))

GARDEN / LIVING ROOM

(12'2 x 9'8) ((3.66m'0.61m x 2.74m'2.44m))

BEDROOM TWO

(13'2 x 9'11)

SHOWER ROOM

(9'9' x 6'10)

UTILITY ROOM

(13'2 x 8'8)

FIRST FLOOR GALLERIED LANDING

BEDROOM ONE

(14'1 x 13'4) ((4.27m'0.30m x 3.96m'1.22m))

WALK IN WARDROBE

(10'4 x 4'6) ((3.05m'1.22m x 1.22m'1.83m))

WC / STORAGE

(10'2 x 4'8) ((3.05m'0.61m x 1.22m'2.44m))

EXTERIOR

The property enjoys superb gardens including lawned gardens, richly stocked borders, several beautifully appointed seating areas, extensive gated paved driveway providing excellent off road parking for several vehicles & access to the detached annexe. There is much privacy to be enjoyed amidst the enchanting gardens whilst the vegetable plots and greenhouse offer plenty of opportunity to cultivate.

SINGLE GARAGE

(14'3 x 12'3) ((4.27m'0.91m x 3.66m'0.91m))

HOME OFFICE / GYM

(15'2 x 9'1) ((4.57m'0.61m x 2.74m'0.30m))

EPC RATING: E

COUNCIL TAX BANDS: E & B

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. 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.

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, 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.