



Hope Cottage, Monks Lane, Audlem, Cheshire, CW3 0HP

Guide Price £500,000

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WILSON**

A DELIGHTFUL, TASTEFULLY MODERNISED, DETACHED COTTAGE ENJOYING STUNNING VIEWS OVER ROLLING COUNTRYSIDE, IN AN IDYLIC POSITION JUST UNDER ONE MILE FROM AUDLEM VILLAGE CENTRE.

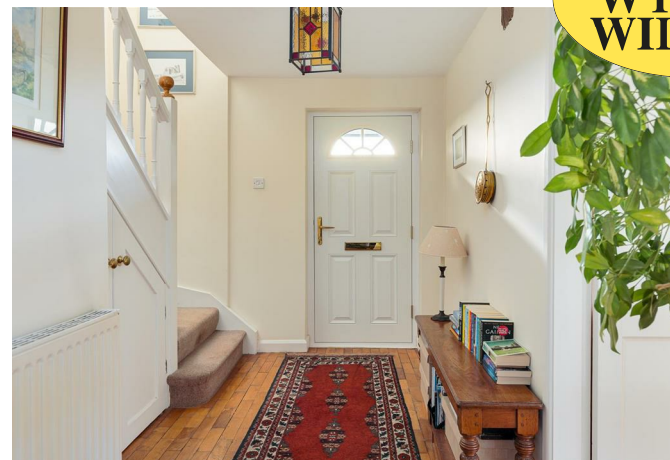
SUMMARY

Reception hall, living room, sitting room, kitchen/breakfast room, laundry room, three double bedrooms, bathroom, shower room. Oil central heating, Anglian UPVC double glazed windows. Detached brick double garage, car parking space, gardens.

DESCRIPTION

Hope Cottage, constructed of brick with white painted elevations under a tiled roof is approached over a gravel drive. Dating back to the 1850s, it was tastefully extended in the 1960s and 1980s. It is a really charming and well lit home, of character and warm appeal.

Hope Cottage is set in a plot that incorporates driveway parking, attractive formal gardens and an excellent detached brick and tile double garage. The sense of privacy and maturity is significant, with views over rolling countryside. Whilst occupying an idyllic rural position, the cottage lies under one mile from Audlem village centre.



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LOCATION AND AMENITIES

Hope Cottage occupies a lovely setting 0.9 of a mile from Audlem village centre. Audlem was mentioned in the Domesday book as Aldelime, Edward I granted it a market charter in 1295. Audlem is on the Shropshire Union canal, which has a run of 15 locks, designed by Thomas Telford, to raise the canal 93ft from the Cheshire plain to the Shropshire plain. The River Weaver passes west of the village. The sought after, award winning village of Audlem caters for daily needs with a local Coop store, post office, newsagents, dry cleaners, butcher, flower shop, restaurant, two cafes, three public houses and a medical centre.

Nantwich (5 miles) offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (9 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway junction 16 is 10 miles, Manchester Airport 39 miles.

On the educational front, there is a primary school in Audlem (Ofsted good) and the property lies in the catchment area for Brine Leas High school/BL6 sixth form (Ofsted good). Private schooling in the area includes Newcastle 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 at Audlem. There are two 18 hole golf courses nearby in Whitchurch.

DIRECTIONS

From Nantwich, proceed along Wellington Road (this becomes Aulem Road) for about 6 miles into Audlem, turn left, adjacent to a green, in to Heathfield Road, second left in to Monks Lane, proceed for 600 yards and the property is located on the left hand side.

THE ACCOMMODATION

with approximate measurements

ENTRANCE CANOPY



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RECEPTION HALL

Part tiled, wood block floor, understairs store, entrance door, door to side, radiator.

LIVING ROOM

14'8" x 11'6" plus recess
York stone fireplace and hearth, oak block floor, ceiling cornices, display inset, double glazed window and French windows, radiator.

SITTING ROOM

12'1" x 10'5"
York stone fireplace and hearth, beamed ceiling, shelving, wood block floor, three wall lights, radiator.

KITCHEN/BREAKFAST ROOM

15'2" x 15'0"
1 1/2 bowl single drainer sink unit, cupboards under, floor standing cupboards and drawer units with worktops, wall cupboards, integrated oven and four burner ceramic hob unit with extractor hood above, integrated dishwasher, freezer and refrigerator, Rayburn (not operational) quarry tiled floor, beamed ceiling, two double glazed windows, radiator.

LAUNDRY ROOM

10'4" x 4'2"
Stainless steel single drainer sink unit, cupboard under, plumbing for washing machine, wall cupboard, access to loft, condensing oil fired boiler (2021).

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Two double glazed windows (one picture window), access to loft.

BEDROOM

15'2" x 14'10"
Walk in cylinder and airing cupboard, access to loft, cylinder cupboard, radiator.

BEDROOM

11'4" x 10'6"
Ceiling cornices, radiator.

SHOWER ROOM

7'3" x 6'0"
White suite comprising low level WC, pedestal hand basin, tiled shower cubicle with Triton shower, half tiled walls, shaver point, radiator.

BEDROOM

11'6" x 8'10"
Ceiling cornices, radiator.

BATHROOM

8'4" x 6'8"
White suite comprising panel bath with Triton shower over, vanity unit with an inset hand basin, low level WC, half tiled walls, shaver point, radiator.

OUTSIDE

BRICK BUILT TILED ROOF DETACHED DOUBLE GARAGE 16'3" x 16'4"
Two up and over doors, personal door, port hole window, potential loft.

Outside tap, exterior lighting, car parking space, oil tank.

GARDENS

Lawned garden with gravel area behind garage. Extensively lawned gardens to the side with borders, fruit trees, hedge row and post and rail boundaries.

SERVICES

Mains water and electricity. Septic tank drainage.

TENURE

FREEHOLD

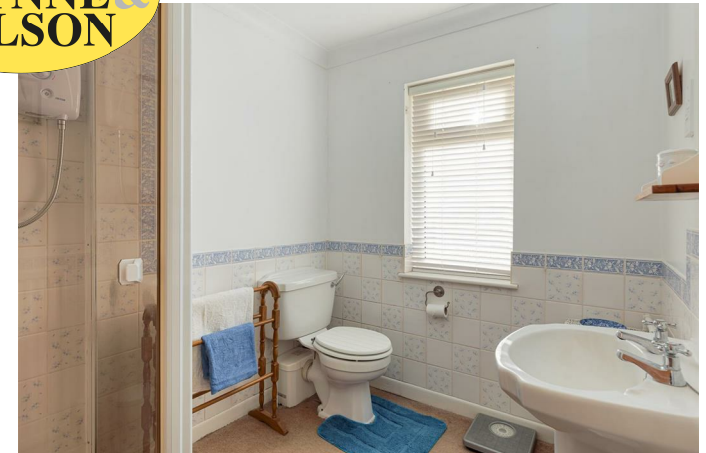
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VIEWINGS

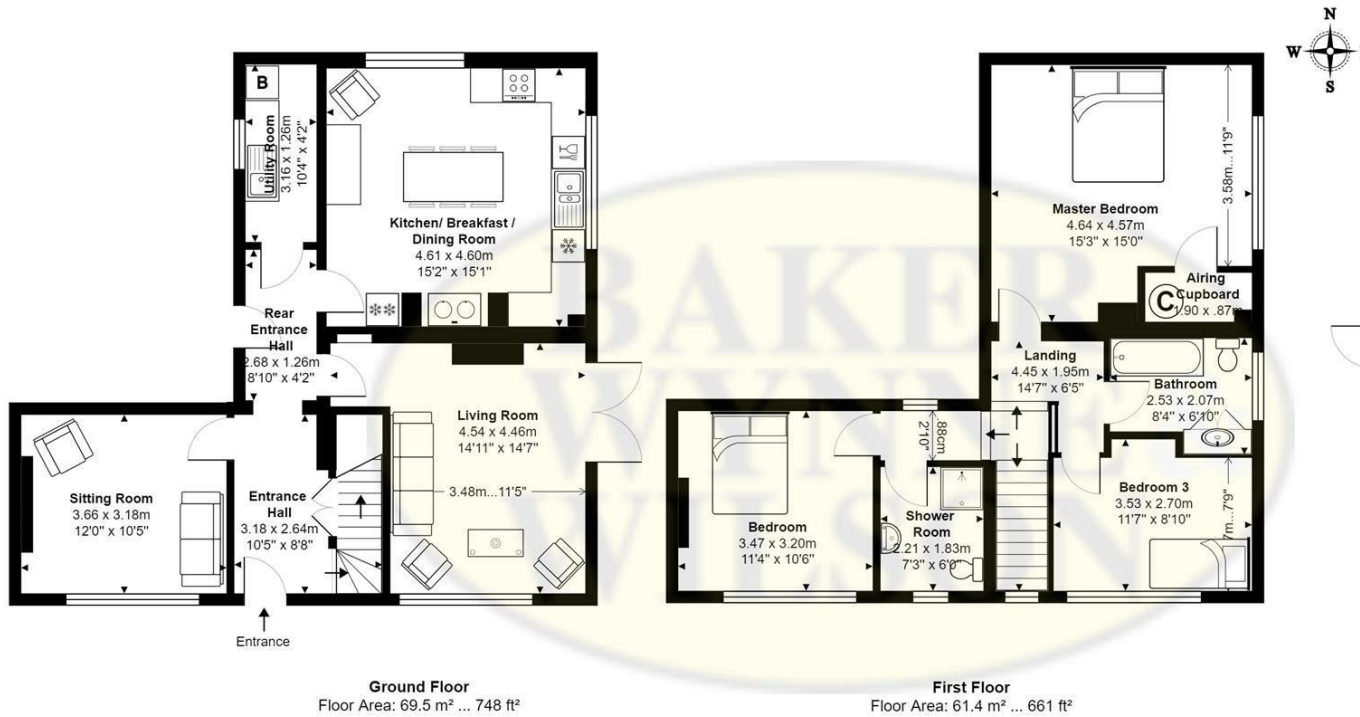
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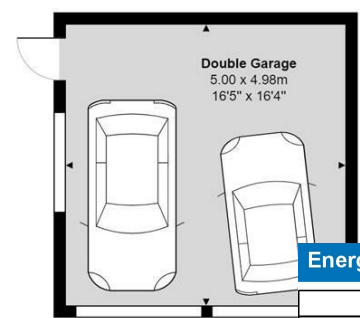




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Approximate Gross Internal Area: 130.8 m² ... 1408 ft² (excluding double garage)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
 Floor plan produced by Green House EPC Ltd 2022. Copyright.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		50	
			92
EU Directive 2002/91/EC			

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