



Limehurst, Woore Road, Audlem, Cheshire, CW3 0BP

Guide Price £1,295,000

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WILSON**

SUMMARY

Reception Hall, Study/Library, Living Room, Dining Room, Kitchen/Breakfast Room open to Sitting Room, Rear Hall, Cloakroom, Laundry, Basement Bedroom No. 5 with Shower Room, Landing, Principle Suite comprising Bedroom, Dressing Room and Bathroom, Bedroom/Study, Two further Double Bedrooms, Family Bathroom, Propane Gas Central Heating (part underfloor), Hardwood Double Glazed Windows, Large Car Parking and Turning Area, Brick Garage/Store, Three Car Brick Garage Block with Hobby/Games Room above, Brick Garden Store, Summerhouse, Brick and Glazed Greenhouse, Gardens. About .90 of an acre.



DESCRIPTION

Limehurst, constructed of mellow brick under a slate roof is believed to date back to 1795 and is not listed. The approach, off Woore Road, is through electrically operated gates over a stone set parking area in front of the garage leading to a further blocked paved parking area with a turning circle. The owners of Limehurst have over the last 15 years, with considerable capital expenditure, dedicated themselves to the mission of helping this property reach its full potential. They have drawn together a team of top professionals to produce the exceptional home that it has become, with an unstinting commitment to quality, meticulous attention to detail and thoughtful intelligent design in every regard. The character and presence of the house remains central, yet there has been many tasteful and high quality modifications that deliver for modern family life. A prime example of this is the superb bespoke kitchen/breakfast/sitting room by Meesons with Miele appliances. The end result is a visually stunning area with lantern roof light and French windows to the South facing garden.

The magnificent gardens have matured over the years and form a particular feature of Limehurst.



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LOCATION & AMENITIES

Limehurst occupies a prominent position 500 yards from Audlem village centre. Audlem was mentioned in the Domesday book as Aldelime, and Edward 1st granted 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 93 feet 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 local co-operative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, café, three public houses and a medical centre. Nantwich (7 miles) offers a more comprehensive range of services with High Street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (junction 16) is 11 miles and Manchester Airport 40 miles.

On the Educational front, there is a primary school in Audlem (Ofsted Good) and the house lies in the catchment area for Brine Leas High School/BL6 Sixth Form (Ofsted Good). Private schooling in the area includes Newcastle High School, The Grange at Hartford, The King's and Queen's 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.

DIRECTIONS

From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about

6.5 miles into Audlem, with the Church on your left, turn left, proceed for 500 yards and the entrance to Limehurst is located on the left hand side.

ACCOMMODATION

With approximate measurements comprise:

RECEPTION HALL

18'4" x 5'10"

Inset matwell, oak floor, original stain glass window, ceiling cornices, radiator with cover.

BASEMENT/SITTING/BEDROOM NO. 2

12'5" x 10'8"

Double glazed window, inset ceiling lighting.

SHOWER ROOM

11'4" x 3'0"

Tiled shower cubicle with rain head shower and hand held shower, pedestal hand basin and low flush W/C, tiled floor, fully tiled walls, shaver point, bathroom cabinet, mirror fitting.

STUDY/LIBRARY

17'0" maximum x 12'9"

Stone fireplace with Clearview stove, oak panelled walls, oak bookcases and shelving, double glazed sash window and double glazed French windows, part beamed ceiling, oak floor, radiator.

LIVING ROOM

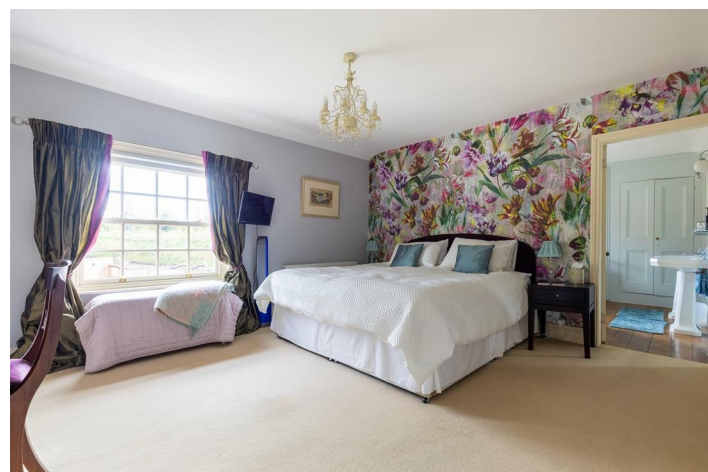
18'3" x 13'2"

Stone fireplace with slate hearth and cast inset, four double glazed opening windows, French windows to kitchen, two double wall lights, ceiling cornices, period style radiator.

DINING ROOM

14'9" x 12'6"

Stone fireplace and slate hearth, panelled walls to dado, bi-folding doors to sitting room, two double glazed sash windows, three double wall lights, oak floor, radiator, with cover.



SITTING ROOM
12'6" x 10'10"

Stone fireplace with slate hearth and Clearview stove, single wall light, oak floor, panelled walls to dado, ceiling cornices, double glazed sash window.

KITCHEN/BREAKFAST ROOM

34'8" x 15'0" plus two recesses

Refitted in 2023 with a superb range of bespoke Meesson's of Baldwins Gate furniture comprising floor standing cupboard and drawer units with Quartz worktops, Quartz breakfast bar, wall cupboards, pantry cupboard, dresser unit, large Belfast sink with Quooker tap, oil fired Rayburn for cooking, domestic hot water, back up central heating, range of Miele integrated appliances comprising combination steam and microwave oven, oven and ceramic hob unit with extractor hood above, dishwasher, walk in pantry with shelving, tiled floor with underfloor heating, roof lantern with electrically operated windows and blinds, double glazed picture windows and bifold French windows with electrically operated blinds, two period style radiators.

REAR HALL

9'6" x 6'6"

Tiled floor, double glazed leaded light window, stable door to rear, period style radiator, underfloor heating.

CLOAKROOM

6'8" x 4'5"

White suite comprising low flush W/C and hand basin, tiled floor, period style radiator, underfloor heating

LAUNDRY

13'2" x 12'3"

Belfast sink, dresser unit, range of Clive Christina units comprising floor

standing cupboard unit with timber worktops, cupboard housing Worcester propane gas central heating boiler (2023), tiled floor, plumbing for washing machine, double glazed sash window, double glazed leaded light window, radiator, underfloor heating.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

28'5" x 5'9"

Access to loft, built in linen cupboard, double glazed sash window, two period style radiators.

MASTER SUITE

COMPRISING:

BEDROOM

15'0" x 13'4"

Double glazed sash window, built in wardrobe, radiator.

DRESSING ROOM

12'4" x 12'2"

Superb range of oak bespoke wall to wall wardrobes, shelving, oak floor, cylinder cupboard, radiator.

BATHROOM

12'8" x 9'10"

Free standing cast iron bath with claw feet and mixer taps and shower, twin Waverley pedestal hand basins, tiled shower cubicle with rain head shower and hand held shower, enclosed high flush W/C, oak floor, panelled walls to dado, double glazed sash window, built in cupboard, radiator.

FAMILY BATHROOM

11'0" x 8'1"

Large cast iron bath in granite surround with mixer taps and shower, vanity



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unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, panelled walls with inset mirrors, three wall lights, tiled floor, radiator with cover, radiator/towel rail, underfloor heating.

STUDY/BEDROOM 5

14'6" x 7'8"

Oak floor, fitted shelving. Secondary staircase to kitchen. Period style radiator.

BEDROOM 3

15'1" x 11'9"

Built in cupboards and shelving, double glazed sash window, radiator.

BEDROOM 4

12'10" x 11'6"

Double glazed sash window, radiator.

OUTSIDE

Detached brick and slate constructed garage block with power and light comprising single GARAGE 19'7" x 10'8" with electrically operated sliding doors, double GARAGE 19'7" x 19'2" with electrically operated sliding doors, personal door to rear and staircase to first floor landing with plumbing for shower room and circular double glazed window. HOBBY/GAMES ROOM 22'3" x 9'8" plus eaves with circular double glazed window.

BRICK BUILT SLATE ROOFED GARAGE/STORE 28'3" x 8'3" two personal doors to side, power and light. Brick built tiled roof STORE 10'5" x 8'2" power and light. SUMMERHOUSE, timber constructed GARDEN SHED, SWISS LOG CABIN. Brick and glazed HERITAGE GREENHOUSE 18'4" x 9'9" with Belfast sink and power and light.

Outside taps, exterior lighting. A useful totally enclosed, walled, block paved yard area. Two x rapid car charges.

GARDENS

Limehurst stands in a generous mature garden setting with frontage to Woore Road against which there is a substantial brick retaining wall. There is pedestrian access from the garden providing easy access to the village. The gardens include a flagged terrace and seating area, deck, extensively planted beds and borders, mature trees and stunning areas of lawn including a former tennis lawn. The gardens provide colour and interest throughout the year and enjoy a South Westerly aspect. 8 x 4 metre electric blind with heater over patio.

SERVICES

Mains water, electricity and drainage. Central heating is with oil via 2500 ltr external tank and Rayburn. 1800 litre LP tank for underfloor heating. 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.

VIEWING

By appointment with Baker Wynne & Wilson
01270 625214



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property