



Plum Tree Cottage Kinsey Heath, Audlem, Crewe, CW3 0DR  
Guide Price £500,000



In association with





A CHARMING DETACHED COTTAGE OF CONSIDERABLE APPEAL WITH SCOPE TO IMPROVE, IN A LOVELY RURAL LOCATION WITH OPEN VIEWS OVER ROLLING COUNTRYSIDE, 1.25 MILES FROM AUDLEM VILLAGE CENTRE.

### SUMMARY

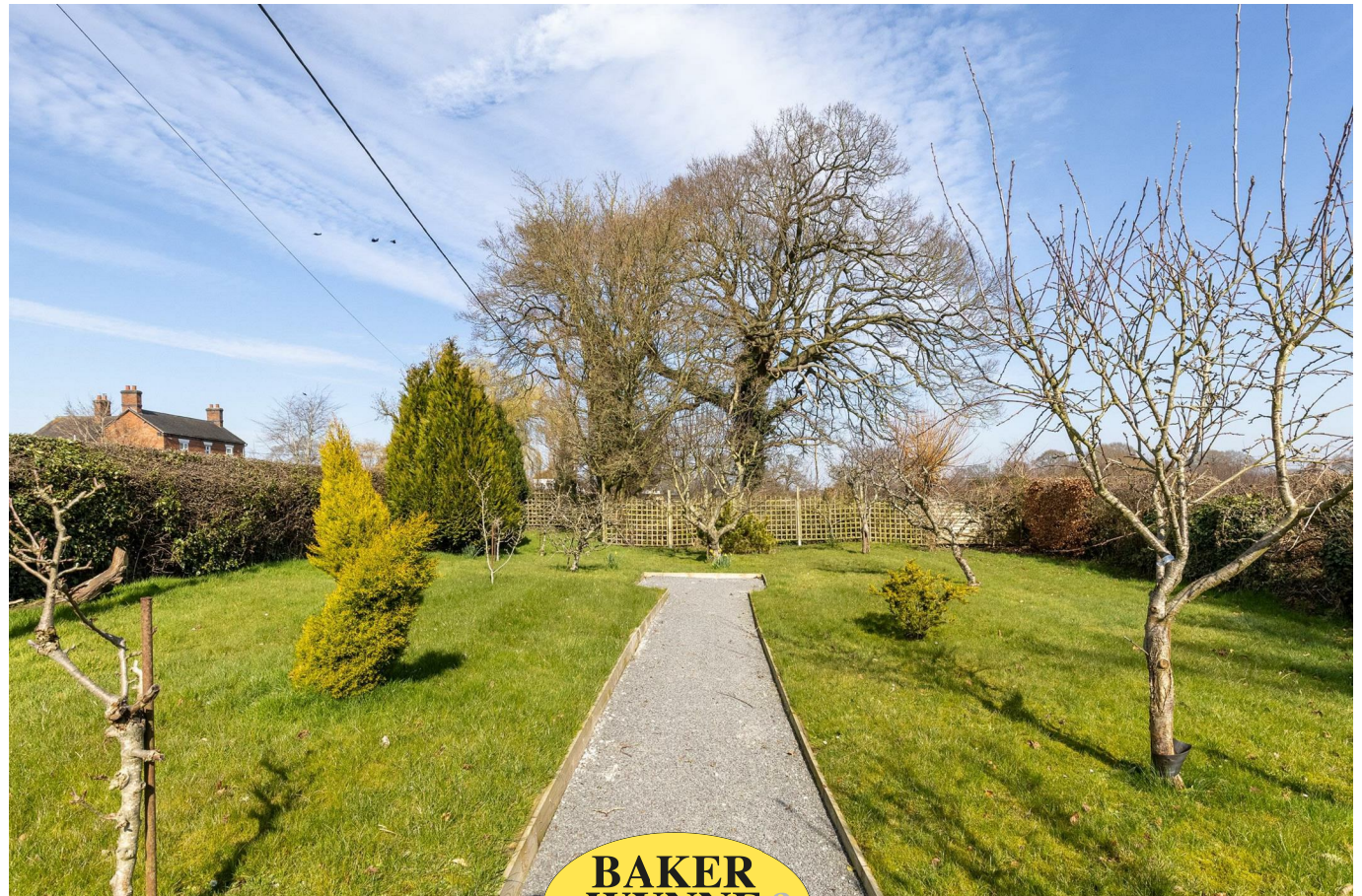
Entrance Porch, Reception Hall, Cloakroom, Living Room, Sitting Room, Kitchen open to Breakfast Room, Rear Porch, Landing, Bedroom No. 1 with Ensuite Shower Room, Three Further Bedrooms, Study/Bedroom No. 5, Shower Room, Oil Central Heating, Grain uPVC Double Glazed Windows, Utility Store, Outbuilding 23.0" x 9'8", Car Parking Space, Well Nurtured Gardens.

### DESCRIPTION

Plum Tree Cottage, constructed of brick with rendered elevations under a tiled roof is approached over a paved and gravel drive. The original cottage probably dates back to the mid 19th century and was enlarged and modernised in the 1980's. It is packed full of character with exposed beams and has a homely atmosphere. Whilst updating is required, the fundamentals are very good with pleasing room sizes and ample flexibility.

### LOCATION & AMENITIES

Plum Tree Cottage lies 1.5 miles from Audlem village centre. Audlem is on the Shropshire Union Canal, which has a run of fifteen locks, designed by Thomas Telford. Audlem caters for daily needs with local co-operative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, two cafes, 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 network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (junction 16) is 11 miles and Manchester Airport 40 miles. On the recreational front, there is a primary school in Audlem (Ofsted Good) and The Cottage lies in the catchment area for Brine Leas High School/BL6 Sixth Form (Ofsted Good). There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem.



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## 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 half a mile, turn right into Paddock Lane, bear right, proceed for about 450 yards and the property is located on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

### RECEPTION HALL

11'1" x 10'1"

Tiled floor, radiator.

### CLOAKROOM

Low flush W/C and hand basin, tiled floor.

### LIVING ROOM

20'1" x 11'10"

Exposed brick fireplace with raised inset stove style fire, tiled hearth and timber mantle, beamed ceiling, four single wall lights, hatch to dining room, double glazed window to front, two double glazed picture windows and French windows to rear, two radiators.

### SITTING ROOM

13'0" x 11'2"

Inset electric fire and tiled surround, beamed ceiling, two double glazed windows, four single wall lights, radiator.

### KITCHEN OPEN TO BREAKFAST ROOM

23'9" x 8'4"

Stainless steel 2½ bowl sink unit, range of hand made pine units comprising floor standing cupboard and drawers with worktops, pantry cupboard, tiled floor, two double glazed windows, inset ceiling lighting, spotlight, radiator.

### REAR PORCH

Quarry tiled floor.

### STAIRS FROM RECEPTION HALL TO FIRST FLOOR

### LANDING

Two loft accesses.



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**BEDROOM NO. 1**

12'10" x 11'3"

Exposed beamed ceiling, radiator.

**ENSUITE SHOWER ROOM**

Low flush W/C, hand basin and shower cubicle with shower, radiator.

**BEDROOM NO. 2**

11'9" x 11'2"

Radiator.

**BEDROOM NO. 3**

11'9" x 8'7"

Radiator.

**BEDROOM NO. 4**

10'9" x 6'2"

Fitted wardrobe, built in cupboard, radiator.

**STUDY/BEDROOM NO. 5**

10'2" x 5'5"

**SHOWER ROOM**

12'8" x 5'6"

Refitted in 2023. White suite comprising low flush W/C, bidet and vanity unit with inset hand basin, shower cubicle with seat and shower, part tiled walls, linen cupboard, light/shaver point, chrome radiator.

**OUTSIDE**

Brick built tiled roof UTILITY STORE 12'6" x 8'4" stainless steel sink unit in tiled surround, tiled floor, plumbing for washing machine, Worcester oil fired central heating boiler. Brick built tiled roofed OUTBUILDING 23'0" x 9'8", log store. Block paved patio. Oil tank. Exterior lighting. Gravel car parking and turning area.

**GARDENS**

The gardens have been well nurtured over the years and are extensively lawned with shrubs, specimen trees, fruit trees and an ornamental pool. Established hedgerow boundaries on all sides.

**SERVICES**

Mains water, electricity and drainage.

N.B. Tests have not been made of electrical, water,

gas, 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 F.

**VIEWINGS**By appointment with Baker Wynne & Wilson  
01270 625214





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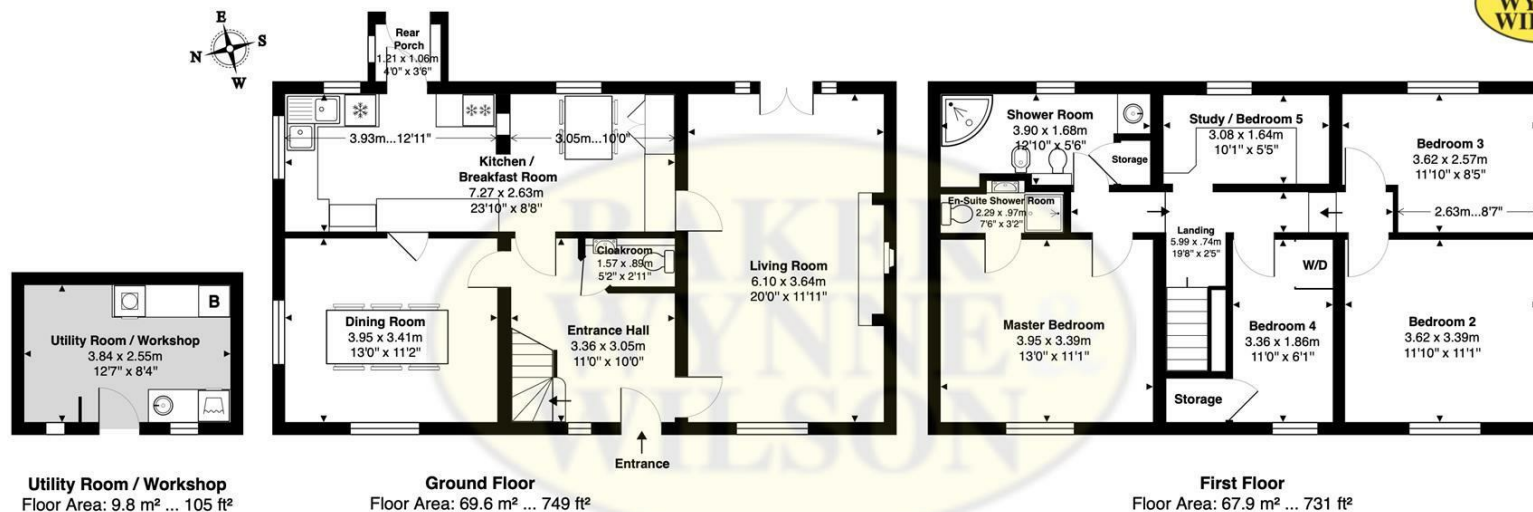


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### PLUM TREE COTTAGE, KINSEY HEATH, AUDLEM, CREWE, CHESHIRE, CW3 0DR

Approximate Gross Internal Area: 147.3 m<sup>2</sup> ... 1585 ft<sup>2</sup> Includes Utility Room / Workshop

Whilst 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 Leon Sancese from Green House EPC Ltd 2025. Copyright.

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

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