



The Cottage Cox Bank, Crewe, CW3 0EU

Price Guide £250,000

**BAKER
WYNNE &
WILSON**

SUMMARY

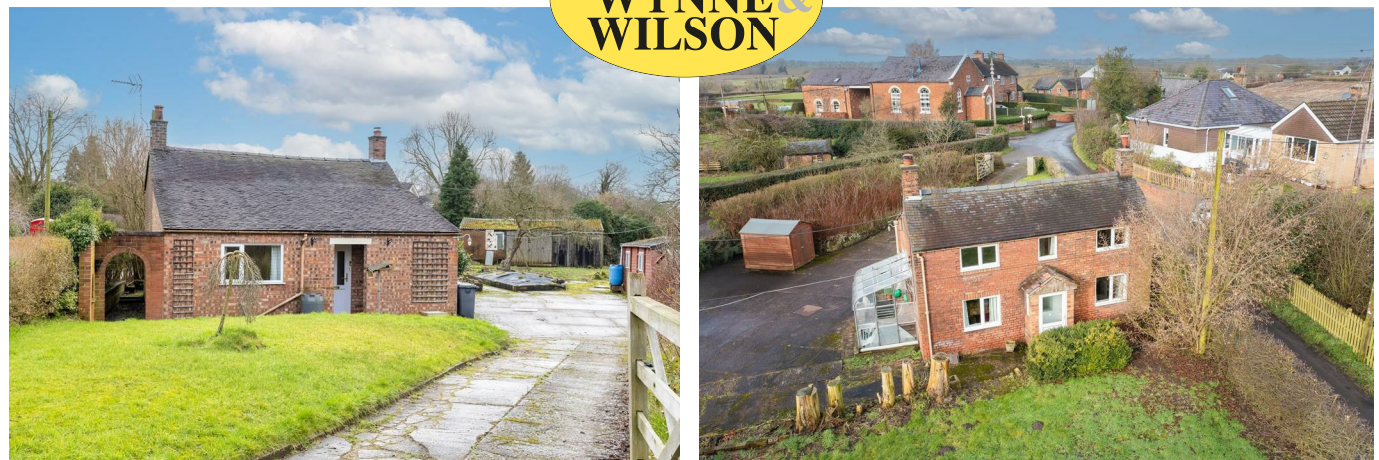
Entrance Porch, Coal Store, Entrance Hall, Living Room, Rear Porch, Sitting Room, Kitchen, Bathroom, Landing, Two Bedrooms, uPVC Double Glazed Windows, Pre Cast Constructed Garage, Large Garage/Workshop, Car Parking and Turning Area, Gardens.

DESCRIPTION

The Cottage is an attractive detached property, constructed of brick under a tiled roof and approached over a concrete drive. Built in the mid 19th century it comes to the market for the first time in over 70 years. Whilst still providing habitable accommodation, The Cottage now requires renovation to take full advantage of the wonderful position. Alternatively, the property could be redeveloped, subject to planning permission.

LOCATION & AMENITIES

Cox Bank is a highly desirable rural hamlet, being within a conservation area, about one mile from Audlem village. 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 fine church dating back to 1279. Audlem has a medical practice, chemist, butchers, co-operative store, post-office, newsagents and a range of shops, primary school, playgroup, three cafes and three public houses. The property lies in the catchment area for Brine Leas Academy Secondary School, Nantwich. Approximate distances; Nantwich 8 miles, Crewe (Intercity rail network London Euston 90 minutes, Manchester 40 minutes) 12 miles, Market Drayton 6 miles, Newcastle Under Lyme 14 miles, Shrewsbury 25 miles, Chester 28 miles, M6 motorway (junction 16) 13 miles.



DIRECTIONS

From Nantwich proceed over the level crossings into Wellington Road A529 (becomes Audlem Road), continue for about six miles into Audlem, with the church on your left, turn right onto Shropshire Street, proceed over the canal bridge, turn left onto Green Lane (signed Market Drayton), turn left into Bagley Lane and take the first right signed into Cox Bank, proceed for about 300 yards and the property will be observed straight ahead, just after the converted former Methodist chapel.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Quarry tiled floor, Coal Store.

ENTRANCE HALL

Quarry tiled floor.

LIVING ROOM

14'4" x 10'6"

Fireplace with slate hearth and wood burning stove, quarry tiled floor, two windows (one double glazed), built in cupboard, uPVC door to rear porch with uPVC door to garden.

SITTING ROOM

10'5" x 10'3"

Tiled fireplace, shelving, uPVC double glazed window.



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KITCHEN

12'9" x 10'8"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboard, walk in pantry with shelving and window, quarry tiled floor, uPVC double glazed window.

BATHROOM

7'8" x 7'7"

White suite comprising panel bath with Galaxy shower over, low flush W/C and hand basin, cylinder cupboard, half tiled walls.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

uPVC double glazed window.

BEDROOM NO. 1

11'0" x 10'10"

uPVC double glazed window, access to eaves.

BEDROOM NO. 2

10'7" x 9'9"

uPVC double glazed window, access to loft.

OUTSIDE

Outside tap and lighting. Attached Greenhouse. Greenhouse. Garden Shed. Precast constructed GARAGE 17'6" x 10'0", power and light, up and over door, concrete base. Brick, timber and corrugated asbestos roofed GARAGE/WORKSHOP 29'6" x 17'9". Car parking and turning area.

GARDENS

The gardens have matured over the years and are lawned with herbaceous borders, shrubs,

specimen trees, apple tree, compost heap and rockery. They are enclosed by a wicker fence and hedgerow boundary.

NB. Promap attached is for information purposes only.

SERVICES

Mains water and electricity. Septic tank 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

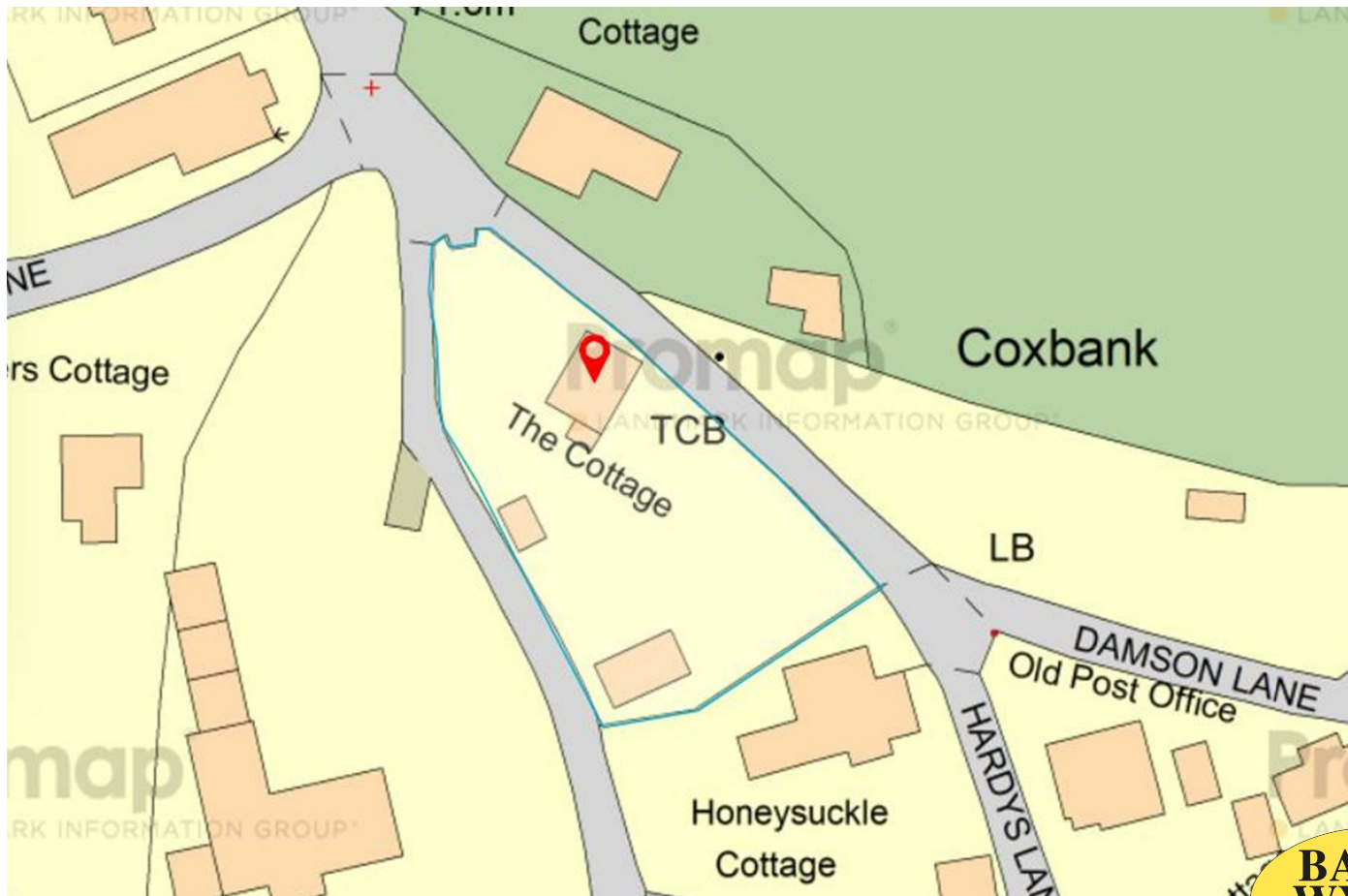
Freehold.

VIEWING

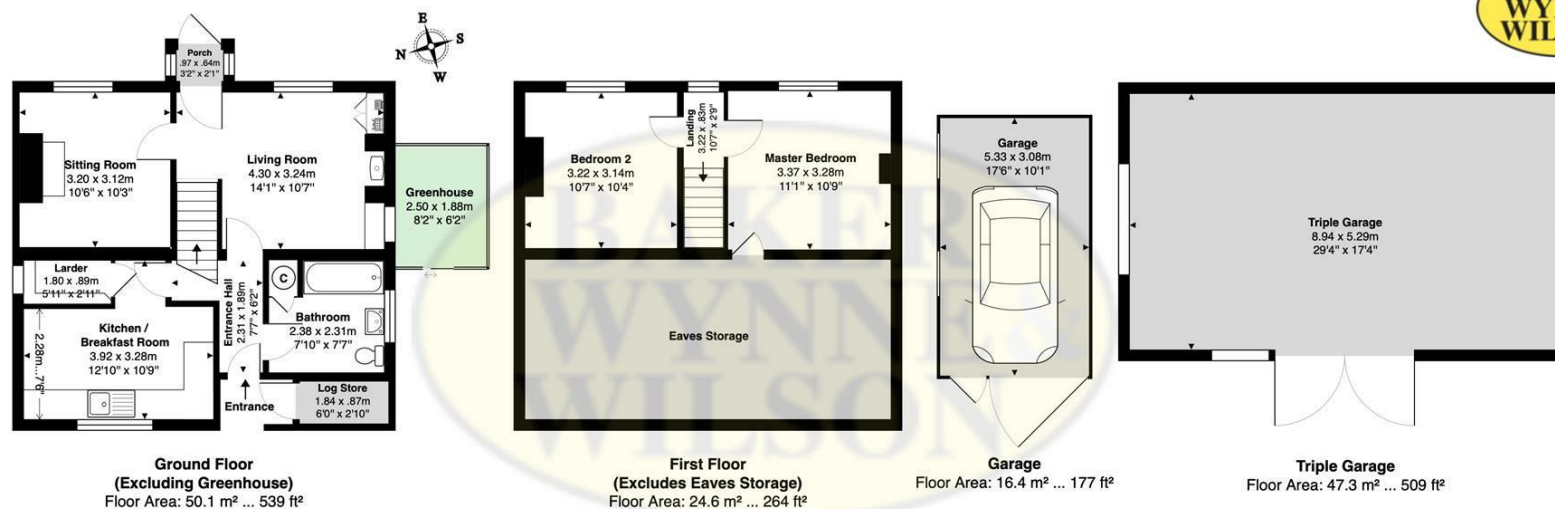
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214
C1177-25





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THE COTTAGE, COX BANK, CREWE, CHESHIRE, CW3 0EU

Approximate Gross Internal Area: 138.4 m² ... 1490 ft² (Including Outbuildings, excluding eaves storage, greenhouse)

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) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	
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 firm's employment has the authority to make or give any representation or warranty in respect of the property



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