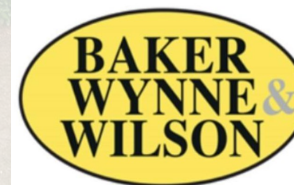




Red Acres Windmill Lane, Buerton, Crewe, CW3 0DE

Guide Price £350,000



In association with



A detached three bedroom extended house with a nearby area valuable agricultural land extending to approx. 4.445 Acres or thereabouts. Located in a charming rural village of Buerton within easy reach of local amenities. There is scope to refurbish the house upgrade and reconfigure. Plus the opportunity to utilise and further modernise the brick and tile annexe as office or ancillary accommodation subject to any necessary consents.

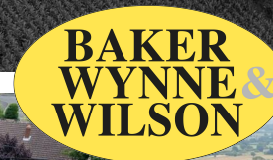
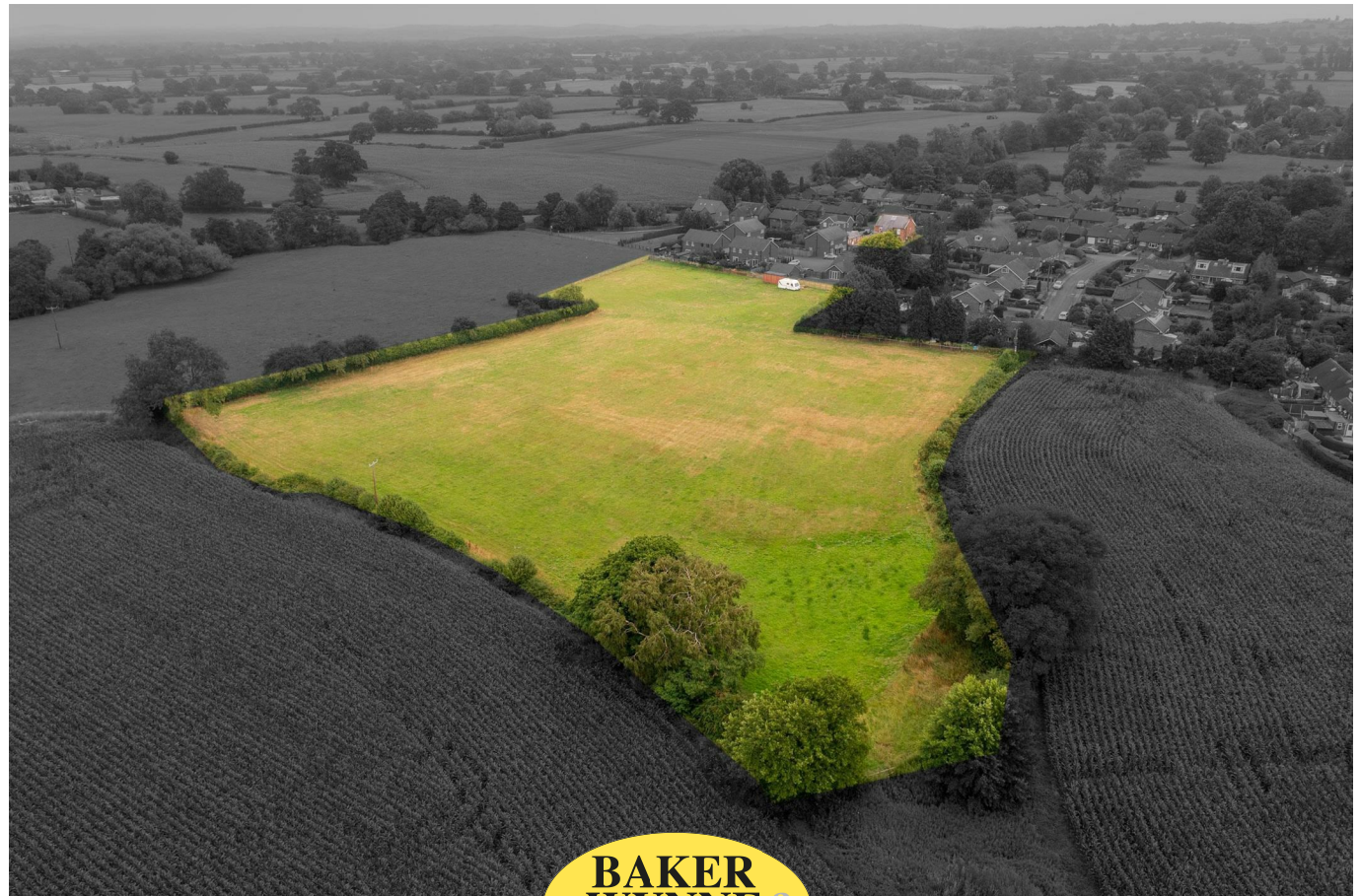
DIRECTIONS TO CW3 0ED

What3words:/// slipped.fueds.cricket

GENERAL REMARKS

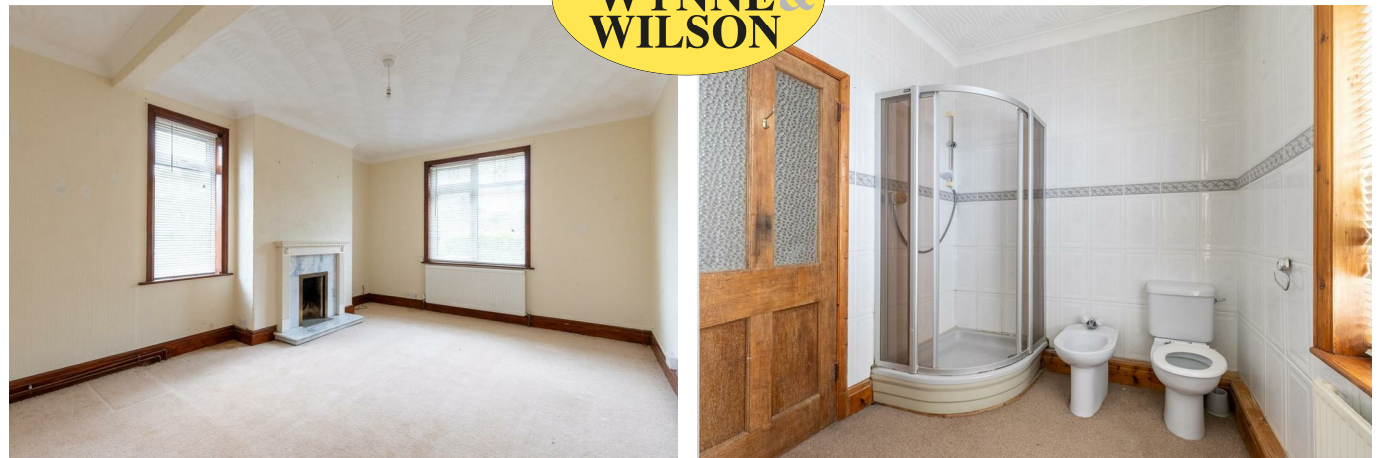
Comment by Mark Johnson FRICS at Baker Wynne and Wilson

The accommodation has been continuously let for 5 years and now requires a scheme of refurbishment with the underlying opportunity to remodel and upgrade both the house and the annexe. Competitively priced with 4.4 acres of prime agricultural land within yards of the property this presents a rare opportunity and is offered with no chain being vacant.



OUT AND ABOUT

Red Acres is situated off Windmill Lane, 1.5 miles from Audlem village centre. Audlem is an attractive country village, with a centre of which is designated as a conservation area, well known for its historic church dating back to 1279. It provides a number of local shops including a chemist, butchers, local co-operative store and health centre, cafe, two restaurants, three public houses and a wide variety of community activities. The village has a good Ofsted rated primary school and lies within the catchment area of the Good Ofsted rate Brine Leas Secondary School/B:6 Sixth Form College.



APPROXIMATE DISTANCES

Nantwich 7 Miles Market Drayton 7 miles Crewe 11 miles Newcastle-Under-Lyme 14 miles Stoke on Trent 15 miles Chester 26 miles Shrewsbury 25 miles InterCity Rail Network in Crewe (London Euston 90 minutes, Manchester 40 minutes) M6 Motorway (junction 16) 11 miles.
DIRECTIONS From Nantwich take the A5290 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6.5 miles into Audlem. With the church on your left, turn left onto the A525 Woore Road, continue for 1.5 miles, turn left into Windmill Lane, proceed for a short distance and the property is located on the left hand side.

THE TOUR

ACCOMMODATION:

HALL/PORCH

uPVC double glazed entrance door.

HALL

6'0" x 23'2"

Two radiators.

LIVING ROOM

18'0" x 12'0"

Brick recessed fireplace and tiled hearth, two radiators.

KITCHEN

Oak coloured fitted units to three elevations providing extensive worktop surfaces with an inset white glazed sink. Base wall storage cupboards, wall mounted cupboards and shelves, space for domestic appliances, Glow Worm gas fired boiler, electric double oven and grill, ceramic hob.

UTILITY ROOM

8'3" x 5'5"

Stainless steel sink unit, wall mounted cupboards, radiator.

REAR ENTRANCE HALL

9'3" x 5'6"

uPVC double glazed, access to loft.

INNER HALL/STORAGE

7'11" x 6'0"

Radiator.

SHOWER

Corner screen enclosed cubicle with electric shower, pedestal wash hand basin, close coupled W/C, radiator.

DINING/SITTING ROOM

16'9" x 11'11"

Adam style fireplace with marble effect back and hearth and open fire grate, radiator.



A feature spindle staircase with access from the reception hall leads to the:

FIRST FLOOR LANDING

Coving to ceiling, access to loft, radiator, feature recess with fitted shelves, PVC double glazed window to the front elevation.

MASTER BEDROOM

12'0" x 11'11"

Fitted wardrobes, PVC double glazed window to the front elevation, coved and textured ceiling, further PVC double glazed window to the side, radiator.

Archway to:

DRESSING AREA

With built-in wardrobes and storage cupboards, wall mounted central heating timer controls, cylinder airing cupboard housing domestic hot water tank, wall mounted controls for the solar panel heating, storage cupboards above.

ENSUITE BATHROOM

11'0" x 5'4"

With five piece suite incorporating a corner tiled shower cubicle with 'Mira' shower unit, panelled jacuzzi style bath, pedestal wash hand basin, low level W/C, bidet with mixer taps, PVC double glazed window, fully tiled walls, coved and textured ceiling, radiator, electric shaver point.

BEDROOM NO. TWO

11'11" x 11'11"

PVC double glazed windows to two elevations, coved and textured ceiling, radiator, vanity wash hand basin, range of fitted wardrobes.

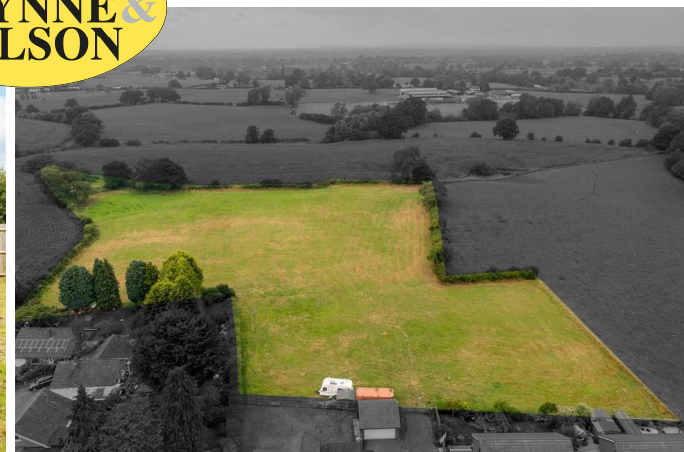
BEDROOM NO. THREE

11'4" x 10'9"

PVC double glazed window to the rear elevation, radiator, coved and textured ceiling, a range of fitted units incorporating wardrobes, cupboards, vanity wash hand basin, radiator, coved and textured ceiling.

FAMILY BATHROOM

With four piece suite incorporating a panelled bath with



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Triton T80 electric shower unit above, pedestal wash hand basin, low level W/C, bidet with mixer taps, fully tiled walls, radiator, obscure double glazed window, electric shaver point.

EXTERIOR (see attached plan)

Twin tarmac driveways and gated entrances. Expansive enclosed front and rear lawned areas, close boarded fencing.

Brick and tile former outhouse/shed (single storey), uPVC double glazed windows.

Potential annexe or work from home office presently requiring improvement and comprising:

Room One 11'1" x 12'0"

Room Two 20'9" x 9'11" (max measurements 'L' shaped)

Shower Room 5'2" x 4'7"

Room (Kitchen) 10'0" x 9'11"

Patio doors, stainless steel sink unit.

THE LAND

Extending to 4.4 acres or thereabouts)
- See attached plan.

Access off the close, within immediate walking distance of Red Acres.

A valuable area of grass

accommodation land adjoin the development, suitable for a variety of amenity uses (subject to any necessary consents). Mature hedge and post and rail boundary fencing. The vendor describes the land soundly principally well drained with some seasonal wet areas.

SERVICES

Mains water, LPG gas, electricity and shared private drainage.

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 E.

CONSTRUCTION

Brick and tile.

VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214



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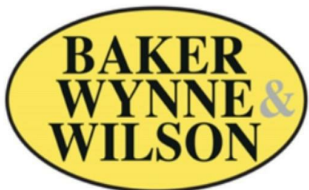
RED ACRES, WINDMILL LANE, BUERTON, CREWE, CHESHIRE, CW3 0DR

Approximate Gross Internal Area: 202.7 m² ... 2181 ft² Includes Annexe

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 2025. Copyright.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property



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