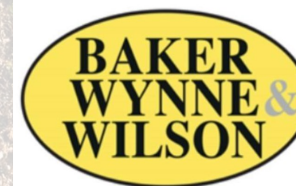




Austin Bridge House, Coole Lane, Nantwich, CW5 8AU
£500,000



In association with



GUIDE PRICE £500,000 - £525,000 PLUS
A SUBSTANTIAL SEMI DETACHED
EDWARDIAN COUNTRY HOUSE WITH
AN EXCELLENT RANGE OF
BUILDINGS AND GROUNDS ABUTING
THE TOWPATH SIDE OF THE
SHROPSHIRE UNION CANAL,
ENJOYING A SENSATIONAL SOUTH
EASTERLY FACING ASPECT, 3.5 MILES
SOUTH FROM NANTWICH TOWN
CENTRE.

SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen, Garden Room, Cloakroom, Landing, Three Bedrooms, Shower Room, Oil Central Heating, uPVC Double Glazed Windows. The buildings extend to about 2,000 square feet and include loose boxes, garaging, greenhouse, and office, yard, gardens and grounds. About 1 Acre.



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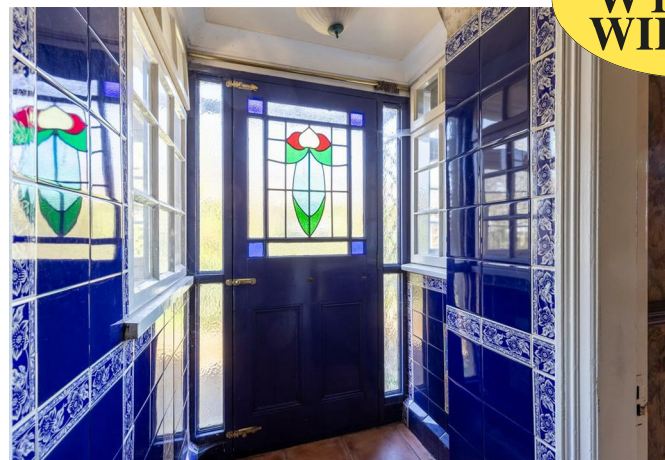


DESCRIPTION

An individual semi detached house constructed of brick under a tiled roof enjoying a wide frontage to the lane, approached over a drive to a large car parking/turning area and yard. The first thing to note about Austin Bridge House is the position. With a plot of one acre and glorious South Westerly open views over the Shropshire Union Canal and rolling countryside beyond. With no chain the house and buildings offer extensive potential to be modernised and converted, subject to planning permission. The house extends to about 1,500 square feet (including the garden room) and the buildings to about 2,000 square feet.

The grounds include numerous varieties of fruit trees, a kitchen garden with soft fruits and the hedgerow boundary abuts the towpath side of the Shropshire Union Canal (Bridge No. 83).

Austin Bridge House comes to the market for the first time in 30 years.



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LOCATION & AMENITIES

Austin Bridge Houses offers an attractive rural setting surrounded by open countryside, just 3.5 miles South of Nantwich town centre. Nantwich offers a comprehensive range of services including schools, a wide range of speciality shops and two major supermarkets, Sainsburys and Morrisons. Audlem village is three miles. Audlem caters for daily needs with a local co-operative store, post office, newsagents, dry cleaners, butchers, restaurant, cafe, three public houses and a medical centre. The area enjoys excellent road communications being 13.5 miles from the M6 motorway (junction 16). It is therefore extremely well located for access to many parts of the country, both North and South, and East via the A50 and M62.

Manchester International Airport is about 34 miles and travel to London is available via Crewe Station which is nine miles, providing a one and half hour intercity service to Euston. The county town of Chester is 26 miles.

DIRECTIONS

From Nantwich head South along the

A530. After passing Shrewbridge lake, turn left into Coole Lane (signed Audlem/Hackgreen). Continue on this road for 2.8 miles, turn right onto a shared private drive, proceed for 150 yards and the property is located on the right hand side, just before the canal bridge.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

6'8" x 4'0"

Tiled floor, part tiled walls.

LIVING ROOM

17'10" into bay x 14'6" into bay

Open fireplace with tiled inset and hearth, timber fire surround, picture rails, ceiling cornices, boarded floor, two double glazed bay windows, built in cupboards, radiator.

DINING ROOM

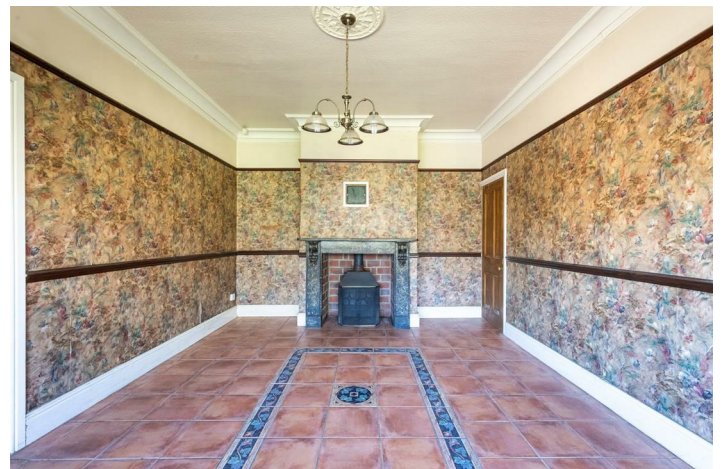
17'10" into bay x 11'10"

Open fireplace with marbleised surround and multi fuel stove, dado rail, understairs store, radiator.

KITCHEN

14'5" x 11'5"

Franke one and half bowl single



drainer sink unit, cupboards under, floor standing cupboard and drawer units with Corian worktops, wall cupboards, Rangemaster cooker with extractor hood, tiled floor, Enviromax oil fired central heating boiler, radiator.

GARDEN ROOM

14'7" x 11'10"

Tiled floor, fan/light, two windows, two radiators.

COAL STORE

UTILITY STORE

CLOAKROOM

7'8" x 7'5"

White suite comprising low flush W/C and vanity unit with inset hand basin, shelving.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

14'9" x 3'8"

Cylinder and airing cupboard.

BEDROOM NO. 1

14'8" x 12'8"

Cast Iron fire grate, picture rail and dado rail, double glazed windows enjoying spectacular views over the canal and

rolling countryside beyond, radiator with cover, walk in store with double glazed window,.

BEDROOM NO. 2

11'9" into wardrobes x 10'6"

Fitted wardrobes, radiator.

INNER LANDING

Radiator.

BEDROOM NO. 3

9'2" x 8'0"

Radiator.

SHOWER ROOM

11'4" x 5'10"

White suite comprising pedestal hand basin and low flush W/C, shower cubicle with Triton shower, radiator.

OUTSIDE

A second vehicular access leads to a large gravel car parking and turning area. Tarmacadam yard. Outside tap. Exterior lighting. The buildings comprise a brick built corrugated asbestos roofed range comprising two LOOSE BOXES measuring 11'8" x 10'2" and 12'2" x 10'2". Attached block



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constructed STORE 21'4" x 9'1". BRICK DOUBLE GARAGE 28'6" x 15'3" plus 10'6" x 7'2" two up and over doors, concrete base. Oil tank. Block constructed Double Glazed GREENHOUSE 27'6" x 9'5" power and light. Brick built corrugated asbestos roofed OFFICE 17'0" x 9'7" power and light. Brick built corrugated roofed asbestos former DAIRY 17'4" x 5'9" power and light and water. GARAGING 30'4" x 17'6" two up and over doors, power and light.

GARDENS AND GROUNDS

The gardens are extensively lawned with flower borders, shrubs, kitchen garden with soft fruits and numerous varieties of apple, pear and damson trees. Chicken coop. Hedgerow boundaries.

TENURE

Freehold.

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.

COUNCIL TAX

Band F.

Note: Map is for identification purposes only

VIEWINGS

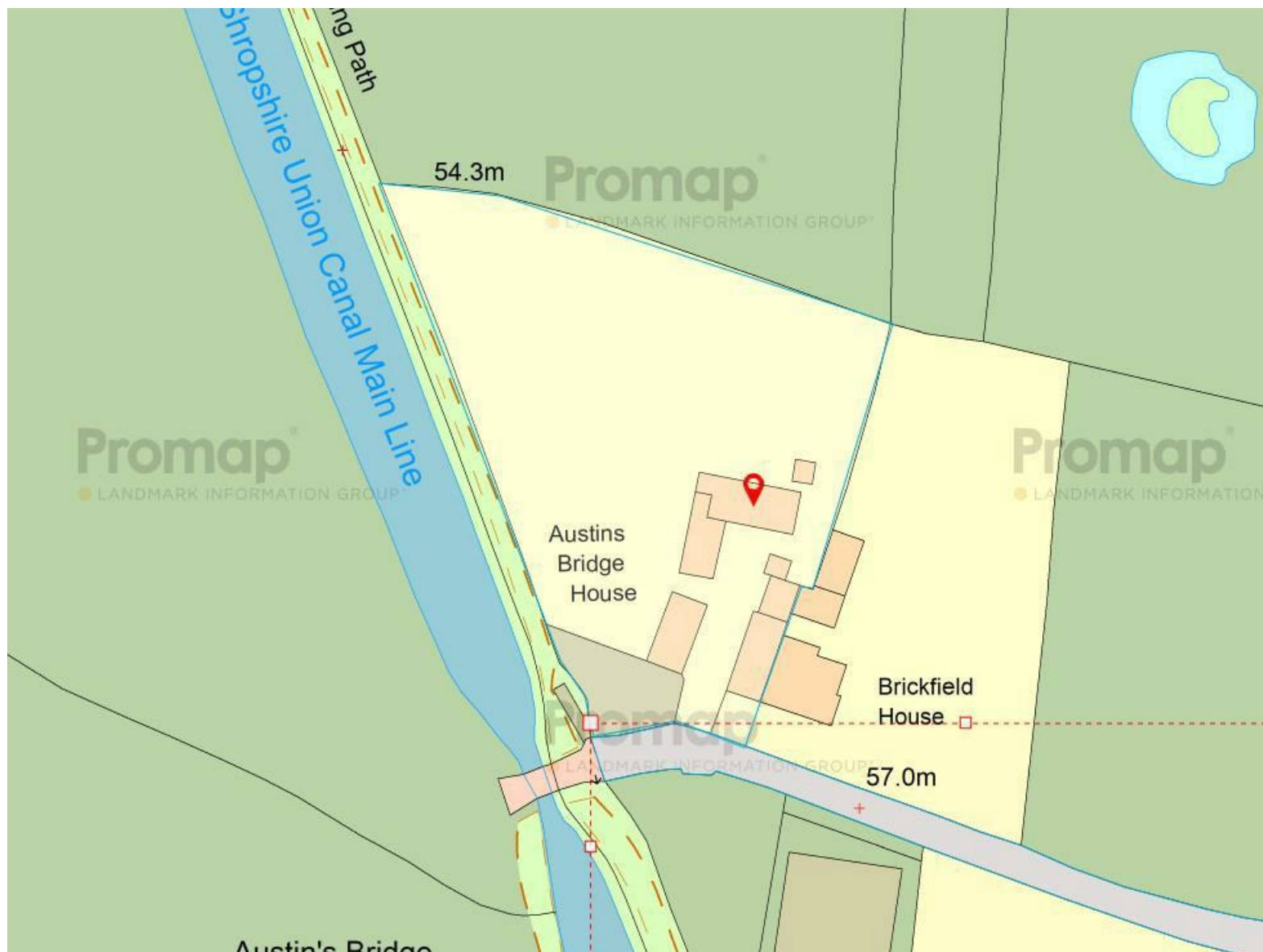
By appointment with BAKER, WYNNE & WILSON.

38 Pepper Street, Nantwich. (Tel No: 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 firm's employment has the authority to make or give any representation or warranty in respect of the property