



The Lymes, Woore Road, Audlem, CW3 0BP  
Guide Price £1,295,000

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WILSON**

AN ELEGANTLY STUNNING DETACHED, GRADE II LISTED, GEORGIAN HOUSE WITH A SUBSTANTIAL COACH HOUSE RANGE OF OUTBUILDINGS IN A WONDERFUL GARDEN SETTING, 600 YARDS FROM AUDLEM VILLAGE CENTRE.

### SUMMARY

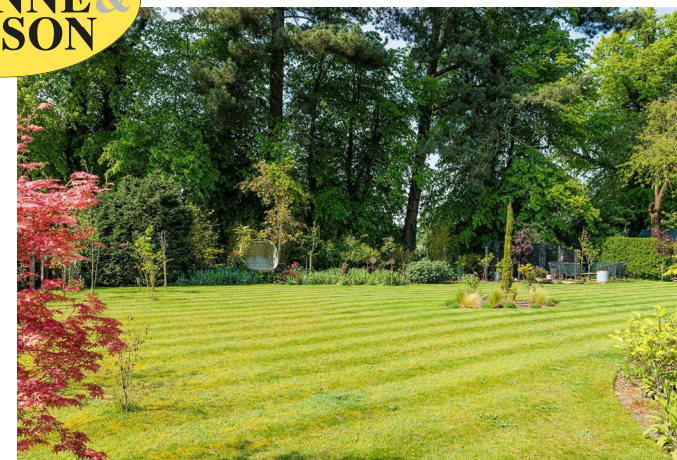
Reception Hall, Inner Staircase Hall, Drawing Room, Study, Dining Room, Kitchen/Breakfast Room, Boot Room, Rear Hall, Cellar, First Floor Landing, Principle Bedroom Suite comprising Bedroom, Dressing Room and Bathroom, Four Further Double Bedrooms, Snug, Shower Room, Bathroom, Outside Utility Room and Store, Oil Fired Central Heating, Coach House Building with Room Above, Timber Range of Buildings, Timber Range of Eight Stables, Car Parking Space, Gardens, About One Acre.

### DESCRIPTION

The Lymes is constructed of brick with rendered elevations under a slate roof and the approach, off Woore Road, is over a gravelled drive and a flagged path via an impressive brick entrance. The principle part of the house dates back to the early 19th Century with a 17th Century wing to the rear. It is fully deserving of its Grade II listing (1330132). The accommodation is well proportioned and full of character, arranged over two floors with a barrelled cellar. There are coved ceilings, picture rails, bay windows, Minton tile floor and a number of fireplaces. The Drawing Room is found within the Western wing, with twin bay windows, allowing superb views over the gardens, and a Clearview log burning stove in a fine Minster stone fireplace. Adjacent, and found within a large frontal bay, is the study with bookcases and access to the garden. On the first floor there are five double bedrooms. Most notable is the principle bedroom suite, with bathroom and dressing room. The dressing room could serve as a sixth bedroom if required. The accommodation has been fully modernised in recent years yet still retains all the inherent charm of its periods. It extends to about 4,000 square feet. Externally, the principal Coach House Range, comprises Garaging, Stable and Gym with Room above. This range of buildings extends to about 1,400 square feet and is suitable for conversion to an Annexe/Cottage for dependent relative or Home Office together with other uses subject to planning permission. The Return Range is of timber construction incorporating potting shed, stores and a garden room.

And finally the gardens. Our clients have deeply invested in the house and indeed the gardens over the last five years. With expanses of well tended lawn, stocked orchard, together with wild flower area, they are ideal for young children. There is a seating area enjoying views over the gardens towards the church. To the west is a large formal lawn, flanked by lime and pine trees with a flagged terrace outside the drawing room.

There is no doubt that The Lymes represents an exceptionally rare buying opportunity within walking distance of Audlem village centre.



## LOCATION & AMENITIES

The Lymes occupies a prominent position 600 yards from Audlem village centre. Audlem was mentioned in the Domesday book as Aldelyme, and Edward 1 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, cafe, 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). Whitchurch is 8 miles, Newcastle Under Lyme 15 miles, Chester and Shrewsbury 25 miles, 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 TO CW3 0BP

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 600 yards and the property is located on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### RECEPTION HALL

14'9" x 11'8"

Minton tile floor, ceiling cornices, picture rail, two single wall lights, period style radiator, inner staircase hall, picture rail, radiator,

### DRAWING ROOM

30'6" x 14'5" plus the two bays

Minster stone fireplace with Clearview wood burning stove, two box bay windows with shutters (to be found throughout the property), ceiling cornices, picture rail, fitted cupboard and shelving, three period style radiators.

### STUDY

15'3" x 10'0"

Bookshelves, door to front garden, designer radiator.

### DINING ROOM

20'6" into bay x 16'4"

Open fireplace with cast grate, tiled inset, slate hearth, an interesting timber canopy, fine bay window, period style radiator.

Dining room and an int

### KITCHEN/BREAKFAST ROOM

24'1" x 15'11"

Excellent range of floor standing cupboard and drawer units with granite worktop, double Belfast sink, island unit/breakfast bar with granite worktop, integrated wine cooler, Rangemaster Nexus style cooker with extractor hood above, plumbing for dishwasher, central Clearview wood burning stove, painted beamed ceiling, inset ceiling lighting, inset for American style refrigerator, archway to boot room, three windows, two period style radiators.

### BOOT ROOM

12'8" x 7'10"

Three built in cupboards, tiled floor, period style radiator.



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## REAR HALL

Door to rear, tiled floor, hanging fitting, cloaks area, period style radiator, door to cellar.

## CELLAR

22'2" x 7'11"  
Barrelled ceiling.

## STAIRS FROM INNER STAIRCASE HALL TO FIRST FLOOR LA

Walk in linen store, period style radiator.

## SHOWER ROOM

White suite comprising low flush W/C and hand basin, tiled shower cubicle with rain head shower and hand held shower, fully tiled walls, period style radiator.

## INNER LANDING

15'4" x 4'3"  
Picture rail, period style radiator.

## BEDROOM

20'0" x 8'6"  
Two windows, period style radiator.

## PRINCIPLE BEDROOM SUITE

Comprising:

### - BEDROOM

14'8" x 14'8"  
Built in triple wardrobe, access to loft, picture rail, fireplace (blocked off) with carved timber painted surround, period style radiator.

### - DRESSING ROOM

14'8" x 14'8"  
Excellent range of built in wardrobes and dressing table, cast iron grate with painted carved timber surround, shelving, picture rail, period style radiator.

### - BATHROOM

15'2" x 9'8"  
White suite comprising freestanding bath with claw feet, low flush W/C and hand basin, tiled shower cubicle with Mira shower, two single wall lights, exposed wall timbers, tiled floor, part panelled walls, underfloor heating, radiator/towel rail.

## BEDROOM

12'3" x 10'2"  
Picture rail, period style radiator.

## SNUG

11'3" x 8'1"  
Period style radiator.

## INNER LANDING

9'9" x 3'5"  
Storage cupboard with window.

## BEDROOM

17'11" x 14'11"  
Cast iron fire grate with slate hearth and painted carved timber surround, built in cupboards, picture rail, two period style radiators.

## BEDROOM

16'0" x 13'10"  
Cast iron fire grate with painted timber surround, access to loft, two windows, built in cupboard, picture rail, period style radiator.

## BATHROOM

13'5" x 9'5"  
White suite comprising free standing bath with ball and claw feet and mixer shower, pedestal hand basin and low flush W/C, panel walls to dado, two windows, tiled floor, cast iron fire grate, two single wall lights, period style radiator/towel rail, built in cupboard.

## OUTSIDE

Attached UTILITY ROOM 10'1" x 8'7" plumbing for washing machine, quarry tiled floor, shelving. STORE 9'3" x 8'2" Tempest cylinder, radiator.

Firebird oil fired central heating boiler.

To the rear of the property there is an East facing courtyard with lighting. Exterior lighting. Outside tap. Oil tank.

## BUILDINGS

Brick built slate roof detached Coach House Range comprising GARAGING AND STABLE 37'0" x 16'2" GYM 16'2" x 8'0" Staircase to Room above 36'8" x 16'9". Timber constructed Range comprising Potting Shed 11'11" x 10'1", Store 11'11" x 10'0", Store 11'11" x 9'8", Garden Room 11'6" x 9'10" with light, Open Fronted Entertaining Area 19'10" x 11'6" with power and light. Timber Range of eight stables (in poor condition) each measuring about 11'5" x 9'10". Outside Gravel car parking and turning area direct

## GARDENS

The slightly raised, gardens enjoy a South Easterly aspect. They are extensively lawned with a well stocked orchard with apple, pear, plum and damson. Wild flower areas grow amidst the orchard alongside established Salvia Rhododendrons and Roses. From the rear gravel courtyard, an Arbour leads to a Mediterranean styled paved area. To the South there is an ornamental pool, flower and herbaceous borders. To the West of the property is the largest formal lawn which is flanked by hedgerow, mature trees including pine and lime and a flagged terrace. To the North there is an enclosed children's play area. The gardens and grounds a particular feature of The Lymes and provide colour and interest through the seasons.

## SERVICES

Mains water, electricity and 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.

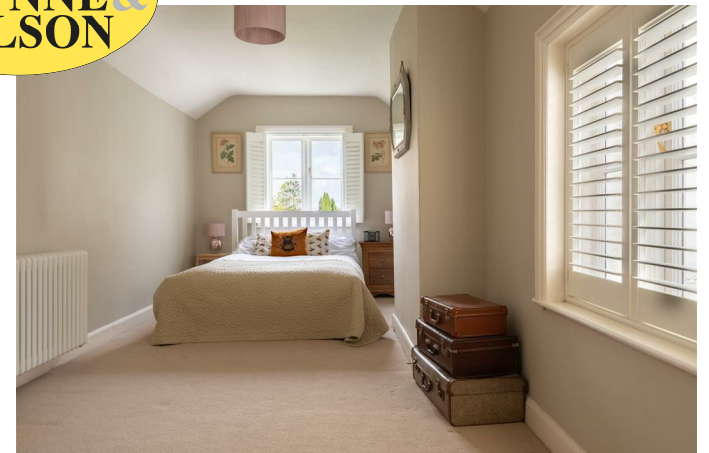
## COUNCIL TAX

Band G.

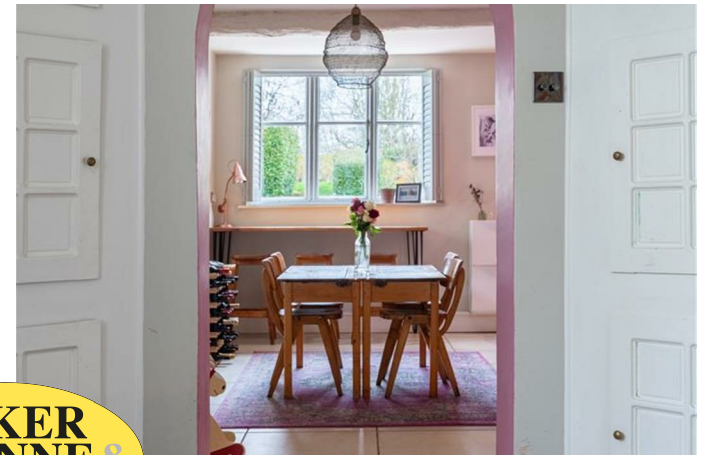
## VIEWINGS

By appointment with Baker Wynne & Wilson  
01270 625214





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The Lymes, Woore Road, Audlem, Cheshire CW3 0BP  
 Approximate Gross Internal Area  
 House = 392 Sq M / 4221 Sq Ft Garage and Stable = 130 Sq m / 1405 Sq Ft  
 Potting Sheds and Garden Room = 66 Sq M / 715 Sq Ft Old Stables = 86 Sq M / 929 Sq Ft



For Illustrative Purposes Only - Not To Scale  
 The position and size of doors, windows, appliances  
 and other features are approximate only.  
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