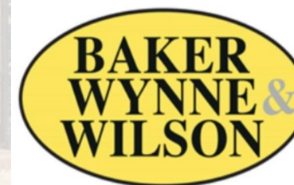




Holmside, Woore Road, Audlem, Crewe, Cheshire, CW3 0BH
Guide Price £550,000



In association with



GUIDE PRICE: £550,000 - £600,000

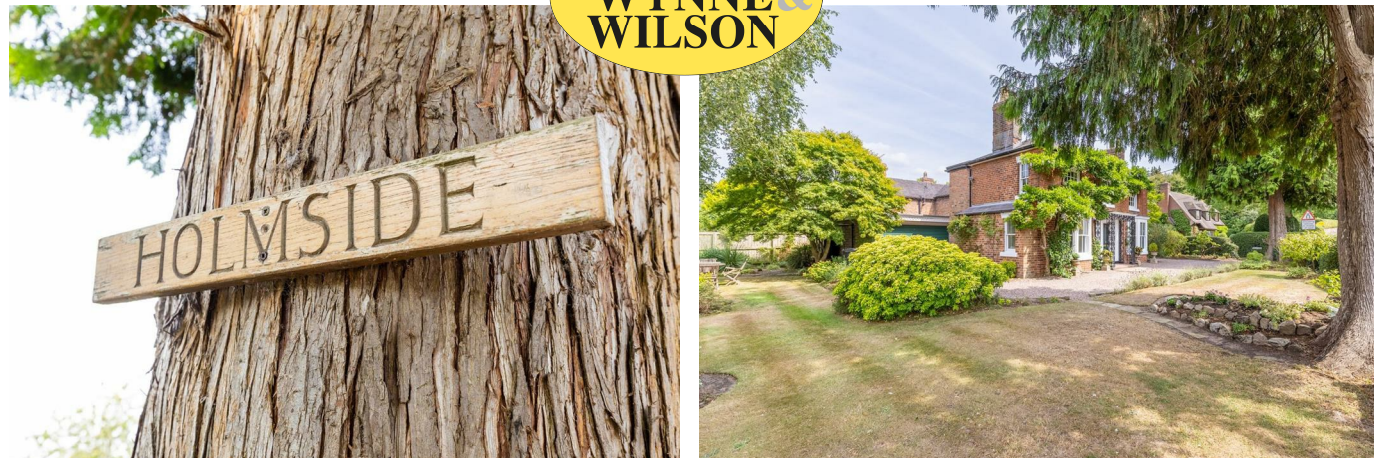
A GORGEOUS DETACHED PERIOD HOUSE OF CONSIDERABLE CHARACTER AND APPEAL, IN A LOVELY SOUTH WESTERLY GARDEN SETTING, WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES

SUMMARY

Portico, Reception Hall, Living Room, Dining Room, Breakfast Room, Kitchen, Rear Hall, Utility Room, Shower Room, Cellar, Landing, Four Bedrooms, Bathroom, Oil Central Heating, Brick Garage, Gardens.



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DESCRIPTION

Holmside comprises a charming detached house, constructed of brick beneath a slate roof and approached over a stone sett and gravel drive. Built in the Georgian style it is believed to date back from around 1840. It has a particularly attractive façade with bay windows and a mature wisteria trained across the front elevation.

Holmside is situated within the village conservation area and has been with one family for 44 years. Internally the property offers comfortable, recently improved, accommodation on two floors only. Imbued with character and charm, the house boasts well proportioned rooms, some original features and sash windows that flood the interiors with natural light.

Outside, the formal gardens have been lovingly nurtured and enjoy a fine Westerly aspect towards Audlem church.



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LOCATION & AMENITIES

Holmside is located 400 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, 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 rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) is 11 miles. 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).

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem.

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 400 yards and the property is located on the left hand side, on the corner of Salford.

ACCOMMODATION

With approximate measurements comprises:

PORTICO

RECEPTION HALL

12'6" x 6'8"

Radiator.

LIVING ROOM

16'3" x 12'5" plus bay

Open fireplace with marble inset and



hearth, timber surround, built in shelving with lighting over, sash bay window to front and double glazed sash window to side, ceiling cornices, skirting radiator.

DINING ROOM

14'3" into bay x 10'0"

Bay window to front and window to side, radiator.

BREAKFAST ROOM

16'7" x 10'10"

Original servants bell board, Domestic Range (in working order), two windows (one sash), door to cellar.

CELLAR

13'2" x 12'7"

Firebird (2025) oil fired central heating boiler. Well.

KITCHEN

10'6" x 9'1"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Hotpoint oven and grill, four burner ceramic hob unit with extractor hood above, integrated dishwasher and fridge, inset ceiling lighting, window, radiator.

REAR HALL

9'6" x 4'11"

Doors to side and rear, tiled floor, wall cupboard.

UTILITY ROOM

11'4" x 8'3"

Belfast sink, part tiled walls, fitted cupboards, kitchen maid, tiled floor, radiator.

INNER HALLWAY

6'0" x 4'8"

Cylinder cupboard with Tempest cylinder (2022), tiled floor, radiator.

SHOWER ROOM

8'9" x 5'11"

Refitted in 2022. White suite comprising low flush W/C and vanity unit with inset hand basin, walk in shower with rain-head shower and hand-held shower, shaver point, bathroom cabinet with mirrored door, underfloor heating, chrome radiator/towel radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

12'6" x 5'6" plus recess

Sash window.



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BEDROOM NO. 1

15'2" into wardrobes x 12'5"

Two built in double wardrobes with cupboards above, sash windows to front and side, radiator.

BEDROOM NO. 2

12'5" x 10'0"

Built in double wardrobe, sash window, radiator.

INNER LANDING**BEDROOM NO. 3**

10'10" x 9'8"

Sash window, radiator.

BEDROOM NO. 4

13'11" x 6'1"

Two windows, radiator.

BATHROOM

7'8" x 6'1"

Refitted in 2025. White suite comprising panel bath with shower over, low flush W/C and vanity unit with inset hand basin, chrome radiator/towel rail.

OUTSIDE

Attached brick GARAGE 17'11" maximum x 16'0" electrically operated up and over door, power and light. Gravel car parking and turning space. Two outside taps. Exterior light. Oil

tank. Two blue brick yards, one with a coal bunker.

GARDENS

The gardens are a delight and have matured over the years to provide a lovely setting for the property. They are lawned with herbaceous and flower borders, specimen trees, rockery, shrubs, hedgerow boundaries and mature trees including three firs and silver birch.

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 F.

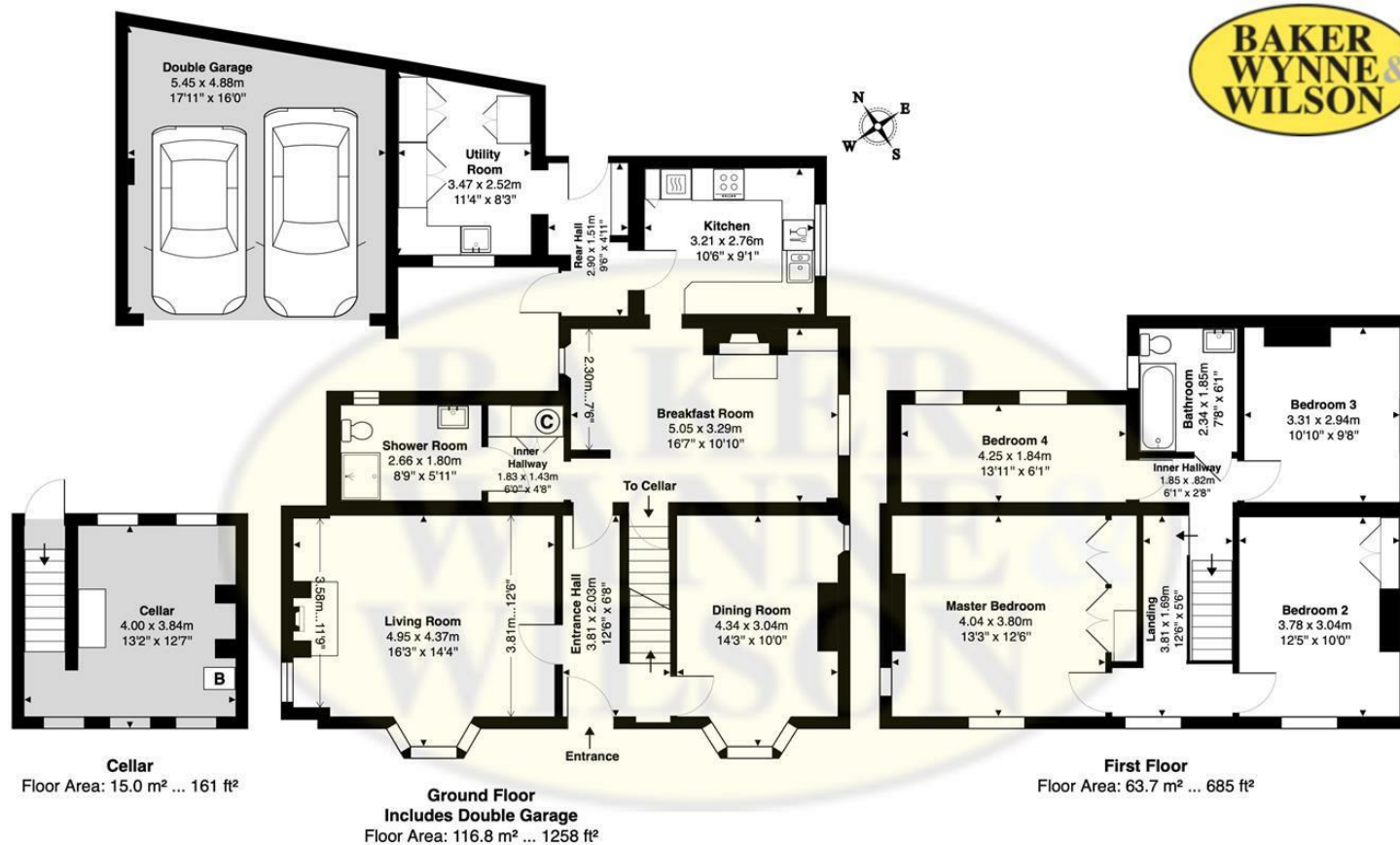
VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.
Telephone: 01270 625214



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HOLMSIDE, WOORE ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0BH

Approximate Gross Internal Area: 195.5 m² ... 2104 ft² Includes Double Garage

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.