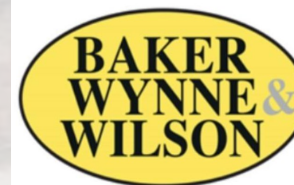




Hankelow House, Audlem Road, Hankelow, Cheshire, CW3 0JA  
Guide Price £499,000



*In association with*





A DISTINCTIVE DETACHED PERIOD HOUSE OFFERING TREMENDOUS SCOPE FOR IMPROVEMENT AND DEVELOPMENT POTENTIAL, IN THE HAMLET OF HANKELOW WITH OPEN VIEWS

**SUMMARY**

Entrance Porch, Entrance Hall, Dining Room, Sitting Room, Kitchen/Morning Room, Cellar, Family Room, Landing, Four Double Bedrooms, Bathroom, Rear Landing, Oil Central Heating, uPVC Double Glazed Windows, Outside Utility and Coal Store, Garage, Gardens, In all about 0.5 of an acre.



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## DESCRIPTION

Hankelow House is a substantial two storey detached house, constructed of solid brick under a tiled and slate roof. The house, built to an imposing Georgian design, is believed to date back to the early 19th Century. The interior provides spacious family-sized accommodation with the benefit of oil central heating and double glazed windows.

Planning permission (Application No. 25/2162/OUT) has been applied for the construction of two detached bungalows in the gardens of Hankelow House.

Outline planning permission (Application No. P07/1717) was granted by Crewe & Nantwich Borough Council on 22nd February 2008 for one detached dwelling. It was extended on 14th April 2012, now lapsed.

Hankelow House is very much a landmark property with tremendous scope, making it an ideal project for private individuals or developers. The overall site extends to about half an acre.





#### LOCATION AND AMENITIES

Hankelow House occupies a slightly elevated position in the hamlet of Hankelow about 5 miles South of Nantwich. Nantwich has a choice of shopping facilities, social amenities and schools, as well as sporting facilities. Hankelow is a charming hamlet with a chapel, duck pond and the White Lion Pub/Restaurant.

The larger village of Audlem is about two miles. Audlem caters for daily needs with local co-operative store, newsagent, dry cleaners, butchers, flower shop, two restaurants, cafe, three public houses and a medical centre and a fine Church.

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 sporting facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18 hole golf courses nearby at Whitchurch.

#### APPROXIMATE DISTANCES

Crewe intercity rail network (London Euston 90 minutes, Manchester 40

minutes) 9 miles, The Potteries 15 miles, M6 motorway (junction 16) 11 miles, Chester 23 miles, Manchester Airport 36 miles.

#### DIRECTIONS

To find the property take the A529 from Nantwich for about five miles into Hankelow and the property is located on the left hand side, just past the village green.

#### ACCOMMODATION

With approximate measurements comprises:

##### ENTRANCE PORCH

Minton tiled floor, two double glazed windows, composite entrance door.

##### ENTRANCE HALL

Minton tiled floor, radiator.

##### DINING ROOM

14'10" x 14'10"

Open fireplace with tiled hearth and oak mantle, multi-fuel room heater, double glazed full length window with panelled reveals, beamed ceiling, two radiators.

##### SITTING ROOM

14'10" x 14'10"

Fine Victorian 'Hoptonwood' stone fireplace with cast and tiled inset, double glazed full length window with panelled reveals, two radiators.



#### KITCHEN/MORNING ROOM

29'3" x 13'10"

Stainless steel double drainer sink unit with cupboard under, fitted cupboards, drawers and shelving, two double glazed windows, ceiling beam, Worcester oil fired boiler, secondary staircase to rear landing, two radiators, access to CELLAR (14'4" x 13'10").

#### FAMILY ROOM

12'4" x 11'4"

Two double glazed windows, fitted shelving, radiator.

#### PRINCIPLE STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Radiator.

#### BEDROOM NO. 1

15'3" x 14'10"

Double glazed window, open views over countryside, bed light switch, radiator.

#### EN-SUITE WASHROOM

4'6" x 3'9"

Hand basin, double glazed window, radiator.

#### BEDROOM NO. 2

14'10" x 14'10"

Double glazed window, open views over countryside, bed light switch, access to loft, radiator.

#### BATHROOM

9'4" x 6'10"

White suite comprising bath, bidet, pedestal hand basin and low-flush WC, plumbing for a new shower - partially fitted, cylinder and airing cupboard, heated towel rail.

#### BEDROOM NO. 3

14'3" x 12'4"

Double glazed window, fitted book shelves, radiator.

Door to:

#### BEDROOM NO. 4

13'0" x 12'4"

Access to loft, built-in desk and book shelves, radiator.

#### REAR LANDING

16'2" x 4'5" plus recess

Built in cupboard, double glazed window, access to loft, radiator.

#### OUTSIDE

Adjoining brick built UTILITY STORE (10'4" x 9'10") - stainless steel double drainer sink unit, plumbing for washing machine.

COAL STORE (10'4" x 8'0")

BLOCK CONSTRUCTED STORE (9'0" x 7'0") with oil tank.

The house enjoys a 'right of way' over the drive of Westholme Farm, to its own concrete drive leading to a car parking and



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turning area.

Timber constructed GARAGE.

Two timber constructed garden sheds.

Exterior lighting.

#### GARDENS

These provide a pleasant setting for Hankelow House, having matured over the years. They are lawned with shrubs, mature trees including silver birch, a variety of fruit trees and a vegetable garden with soft fruits. The gardens enjoy open views to the East over open country towards the Staffordshire / Shropshire borders and to the West towards Wales.

Note: Plan is only for identification purposes only.

#### SERVICES

Mains water and electricity. 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.

#### AGENTS NOTE

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

For information: Title Number: CH741258

#### TENURE

FREEHOLD - With vacant possession upon completion.

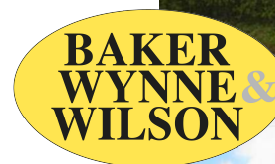
#### COUNCIL TAX

Band 'G'

#### VIEWING

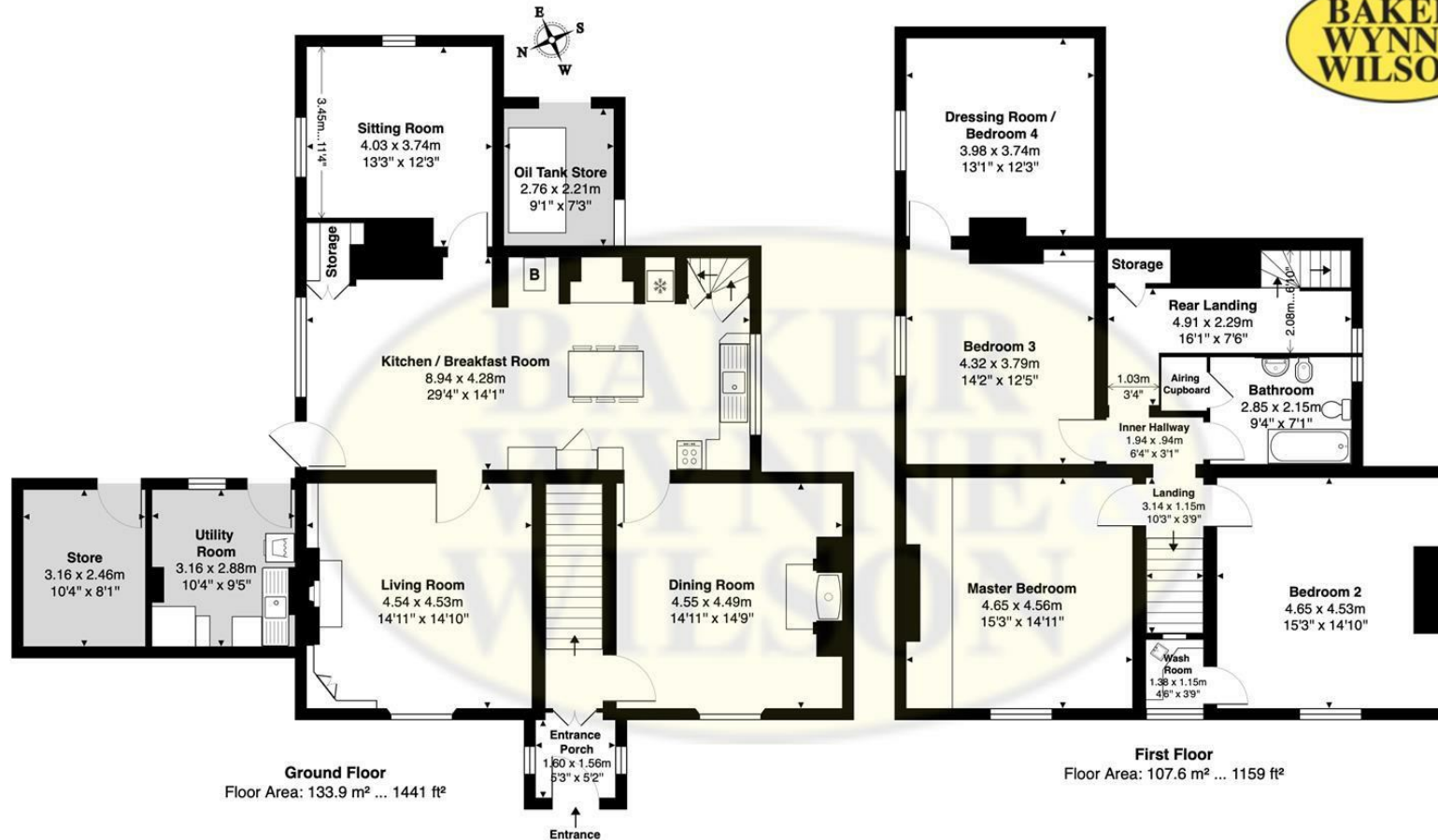
By appointment with BAKER, WYNNE & WILSON.

38 Pepper Street, Nantwich. (Tel No: 01270 625214).









### HANKELOW HOUSE, AUDLEM ROAD, HANKELOW, CREWE, CHESHIRE, CW3 0JA

Approximate Gross Internal Area: 241.5 m<sup>2</sup> ... 2600 ft<sup>2</sup> Includes Store, Utility Room and Oil Tank Store

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 74                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 25      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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