



Swanbach Mill, Mill Lane, Audlem, Cheshire CW3 0EH | PRICE £625,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Swanbach Mill, Mill Lane, Audlem, Cheshire CW3 0EH

A stunning Detached Former Water Mill, now restored, improved & extended over three unique characterful floors, to provide beautifully presented family accommodation (approx. 3,650 sq. ft.).

Situated on the edge of a rural village, close to amenities in an idyllic position with a wooded backdrop and stream.

Ground floor: Hall, Bedroom with ensuite, Leisure Room, Boot Room, Utility.

First Floor: 30' 6" Lounge, 'Living' Kitchen/Breakfast Room with oak and granite.

Magnificent split level extension:- Sitting & Leisure areas with bar with stairs down to Formal dining Room at ground level. 2nd Floor:

Master Bed, Ensuite shower & dressing rooms, Bedroom 3, Bedroom 4, Bedroom 5 with Ensuite, Luxury Family Bathroom.

Oil Central Heating, Oak Windows, Parking/Garage, Machinery Store.

0.96 Acre (0.388 Ha). Landscaped Gardens with Lawn & Woodland, Mill Stream & Pond.





DIRECTIONS From Nantwich take the A529 over the level crossing into Wellington Road, (this becomes Audlem Road) and proceed for 6.5 miles into Audlem. With the Church on your left, turn right, proceeding for half a mile. Turn left into Mill Lane and proceed for 500 yards, where the property is located on the right hand side.

DESCRIPTION The property was, as the name suggests, a working mill which ceased operating in 1918. Over the years it has been comprehensively renovated, and more recently upgraded and extended with quality fixtures and fixtures throughout. The improvements have been carried out with great care and attention to detail to create a quite unique home of considerable character and high end appeal. The property is constructed of brick under a tiled roof. Internally, the property is beamed. All windows are oak framed with double glazed inserts. All carpets, curtains and blinds are included in the sale price.

HISTORY Swanbach, "the valley stream frequented by swans" is mentioned as early as 1274 and was a toll passage held by the Earls of Chester in the Barony of Nantwich. The earliest written reference to the ownership of Swanbach Mill is in the Title Survey of 1839 and at that time James Holbrook owned the Mill, Millhouse, Pool and Malthouse, but they were occupied by John Smith, who was the miller. The Mill ceased operation in 1918 and was subsequently used as a Byre for many years.

LOCATION & AMENITIES Audlem is an award winning village and is well equipped with facilities with a primary school, 3 pubs, cafes and a wide range of shops and a Tourist Information Centre in the newsagents on the Square. There are fine walks along the towpath of the Shropshire Union Canal, now called the Weaver Way, and through the meadows alongside.

Audlem has a wide range of groups including charities, sports clubs, societies, special interest and community groups catering for all age groups. It is also well known for hosting numerous popular events throughout the year, including an annual music and arts festival, a festival of transport, summer proms and firework displays. Further information can be found at www.audlem.org.

Approximate distances: Nantwich 7 miles, Crewe 10 miles with Intercity rail network (London 2 hours, Manchester 40 minutes), M6 motorway (Jct. 16) 10 miles, Chester 26 miles, Newcastle-under-Lyme 14 miles, Shrewsbury 25 miles. Audlem has excellent road communications being located at the junction of the A525 and the A529 trunk road and close to the M6 providing access to local commuters from south Manchester, the Potteries & Birmingham. The M6 is approximately 7.5 miles to the east, giving access both north and south to the national motorway network.

GROUND FLOOR

ENTRANCE HALL 21' 4" x 9' 10" (6.5m x 3m) Wide oak entrance door, York stone floor incorporating original millstones, exposed sandstone hinge and feature mill parts, heavily beamed ceiling pine book shelves, wall lights, understairs cupboard, stripped pine doors, broadband connection point (2nd point available within the property), radiator.



INNER HALLWAY 4' 6" x 19' 0" (1.37m x 5.79m) Quarry tile floor, radiator, 2 built in double storage cupboards, exterior door to split level courtyard garden.

LEISURE ROOM 16' 11" x 11' 6" (5.16m x 3.51m) Radiator with cover, fitted window blinds, open arch with bi-fold doors to Formal Dining Area (see later note)

CLOAKS/BOOT ROOM AREA Quarry tile floor, fitted shelving.

INNER HALL CONTINUED Door to Hall, quarry tile floor, radiator.

WALK IN STORE ROOM Fitted shelving.

UTILITY ROOM 21' 0" x 6' 10" (6.4m x 2.08m) CLYDE COMBUSTIONS (B5) oil fired central heating boiler; twin stainless steel sink unit, quarry tile floor, door to Garage (see later note).

FIRST FLOOR:- Pine staircase & balustrade to:-

LOUNGE 30' 6" x 20' 10" (9.3m x 6.35m) A magnificent reception area at rear ground level & incorporating original mill fittings, including the mill stone framing, various exposed timbers, posts & beams, 3 double panel radiators, black cast 'Eco Ideal' wood burning stove on a raised quarry tile hearth, within a plastered recess, with oak mantel beam over, 3 oak framed double opening & sliding patio doors, ceiling spotlights, understairs storage cupboard and recess, 4 uplighters, wall mounted TV point.





LIVING KITCHEN/BREAKFAST ROOM 21' 11" x 18' 10" (6.68m x 5.74m) Solid oak custom made units providing extensive oak lined cupboards and drawer units, granite worktop surfaces and upstands, matching oak & granite island work station incorporating a Bosch induction hob, ceramic twin bowl sink unit with single drainer and mixer tap over, other matching hand painted full height storage units to two elevations. Oak sliding external doors and windows, exposed beams & timbers, engineered oak floor, wall mounted TV point, space for sofas and dining table, wall light points, telephone point, standard & column radiators. **FITTED APPLIANCES** include:- Neff double oven & grill. Neff microwave. Neff integrated fridge. Hotpoint integral dishwasher.



EXTENSION OVER THREE FLOORS Doorway from Kitchen to Oak Galleried Walkway extending over the Formal dining Area and leading down to:-
A MAGNIFICENT SPLIT LEVEL DESIGNED AREA 32' 0" x 15' 10" overall (9.75m x 4.83m)





SITTING ROOM AREA (LEVEL 1) Travertine natural stone floor with under floor heating, staircase down to Formal Dining Room (see later note), oak fireplace surround and raised hearth, oak steps to:-
LEISURE/BAR ROOM (LEVEL 2) 19' 4" x 8' 9" (5.89m x 2.67m) Oak veneer bar, worktop & mirrored back drinks display cabinet, natural stone Travertine floor.

GROUND FLOOR FORMAL DINING ROOM (LEVEL 3) 16' 0" x 15' 9" (4.88m x 4.8m) Natural stone Travertine floor, high vaulted ceiling, bi-fold exterior door, traditional mill shaped window with fitted blinds, various wall light points and ceiling light points, direct access to Leisure Room at ground floor. Note: electrical under floor heating.

GALLERIED LANDING (& INNER HALLWAY) Covered pitch pine floor.

MASTER BEDROOM ONE 18' 9" x 14' 1" max. measurements (5.72m x 4.29m) Double aspect room with oak framed dormer and full length gable windows, exposed beams and wall timbers, TV point, column radiator, 2 bedside wall light points, ceiling spotlights, TV & wall light points.

WALK IN ENSUITE DRESSING ROOM 13' 6" x 7' 5" (4.11m x 2.26m) Fitted cupboards, end gable window.

ENSUITE SHOWER ROOM walk in screen enclosed cubicle with attractive mosaic marble tiles, traditionally styled chrome 'Burlington' high level shower with overhead & flexible hose, vanity wash hand basin with cupboard furniture beneath, electric heated towel rail, slate tile floor, close coupled WC, under floor heating.





BEDROOM FIVE (GROUND FLOOR GUEST SUITE) 10' 3" x 7' 10" max. measurements (3.12m x 2.39m) Raised exposed boarded floor, recessed alcove, fitted window blinds.

ENSUITE SHOWER/WC Corner screen door enclosed cubicle with 'Mira Sport' electric shower, vanity wash hand basin unit with cupboard and integral enclosed cistern WC, chrome mixer tap, radiator, fitted mirror & light point, extractor fan, ceramic tile floor, chrome heated two rail.



BEDROOM TWO 14' 0" x 9' 0" max. measurements (4.27m x 2.74m) Oak framed rear & side gables, exposed trusses & three purlins, double panel radiator, spotlights, built in single wardrobe with hanging & shelving provision.



ENSUITE SHOWER ROOM Screen door enclosed cubicle with high level chrome fittings, pedestal wash hand basin. Contemporary styled chrome towel rail radiator, fitted window blinds, exposed timbers.





BEDROOM THREE 11' 3" x 11' 4" max. measurements (3.43m x 3.45m)
Oak framed window, exposed purlins & part truss, high mono pitch roof line, TV point, spotlights.

BEDROOM FOUR 10' 1" x 8' 4" max. measurements (3.15m x 2.54m)
Oak framed window, exposed purlins & part truss, high mono pitch roof line, ceiling spotlights.



FAMILY BATHROOM/WC Traditionally styled luxury suite comprising - large roll top 'London' bath with 'Burlington' traditionally styled chrome freestanding pillar tap over with high level & separate hose shower connections, fixed shower screen over. Low level WC, Imperial wash hand basin and vanity cupboard black & white quarry tile floor, fitted window blinds, exposed truss & timbers, under floor heating.



EXTERIOR (see plan edged red)
LANDSCAPED GARDEN & GROUNDS TO 0.96 ACRE (0.388 HA)
Off road stoned parking area. Brick built tiled roof **GARAGE** 16' 7" x 11' 6" with electric doors & internal access to utility room. Separate Log Store. External lighting.



GARDENS & GROUNDS **GARDEN MACHINERY STORE** 20' 6" x 9' 8" Formal landscaped & lawned private gardens comprising - lawn, flower beds, mature tree, extensive Patio. The former mill stream meanders through the garden and the sound of gently running water pervades. A replacement bridge gives access over the stream, leading to woodland, walkways & the Mill Pond.
Aluminium Greenhouse.



SERVICES Mains water, electricity & drainage are either connected or available locally (subject to statutory undertakers costs & conditions). Oil central heating. Electric under floor heating to extension. **NOTE:** No tests have 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.

SOLAR PANELS

Panels have a generation capacity of 3.84kW and provide a Feed-in Tariff of 43.3p/kWh (min.) linked to the Retail Price Index. Eligible for 25 years from 9/12/2011. FiT payments will be transferred to the new owners from completion date. Income generated: 1st year £1209.11, 2nd year £1509.30.

TENURE Presumed Freehold with vacant possession upon completion (Subject to Contract).

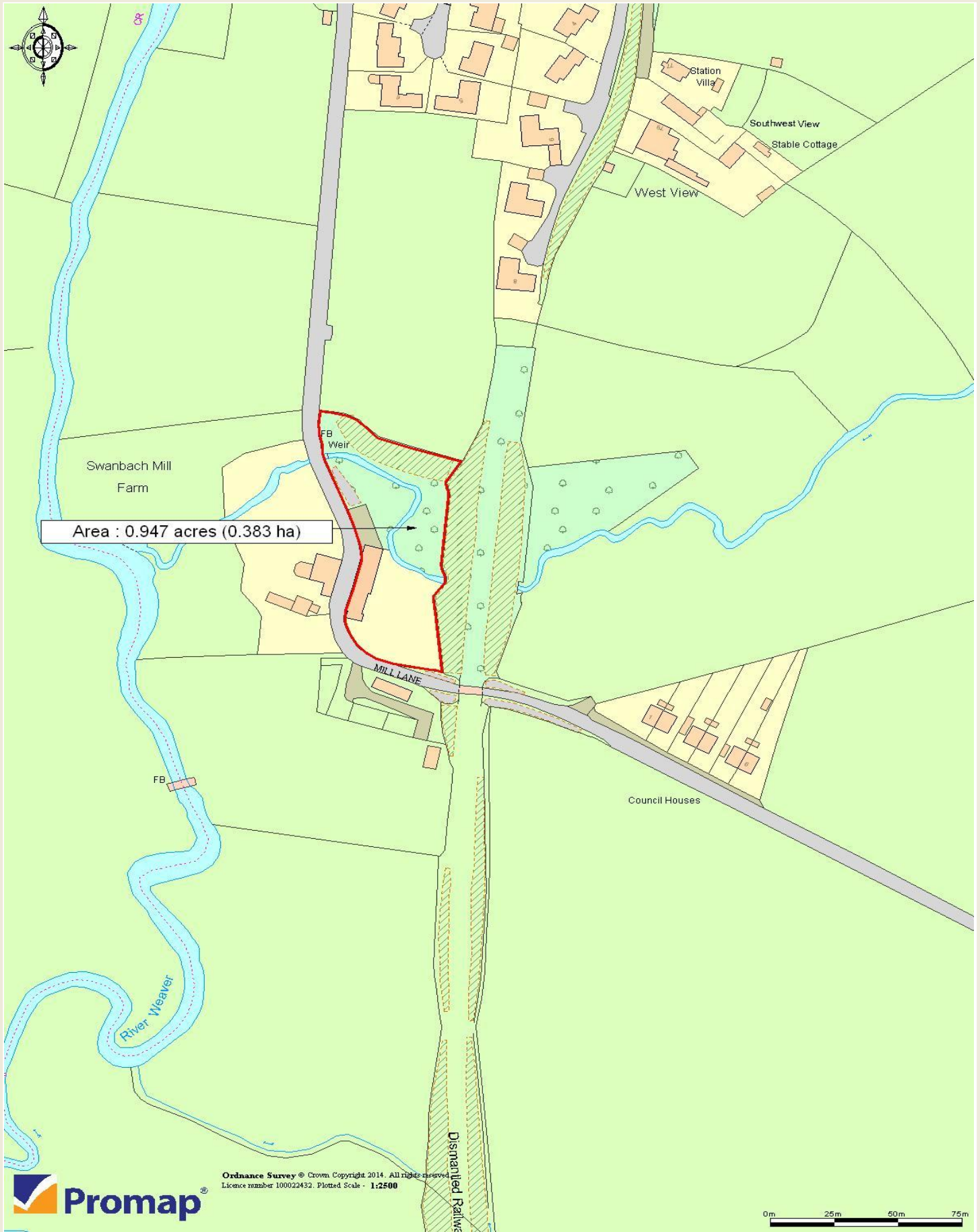
VIEWING Strictly by appointment with the Agents Wright Manley Nantwich Office. E-mail: nantwichadmin@wrightmanley.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

COUNCIL TAX BAND: G

SALE PARTICULARS & PLAN/S The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

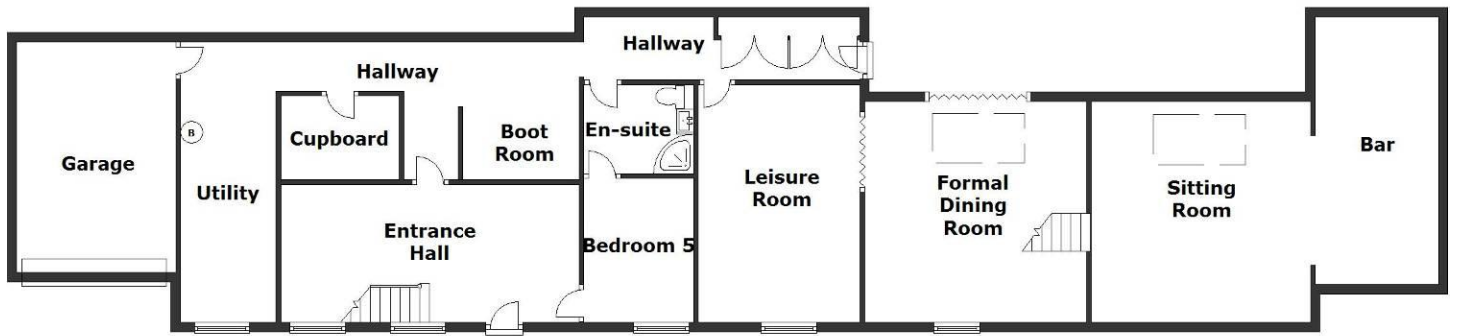




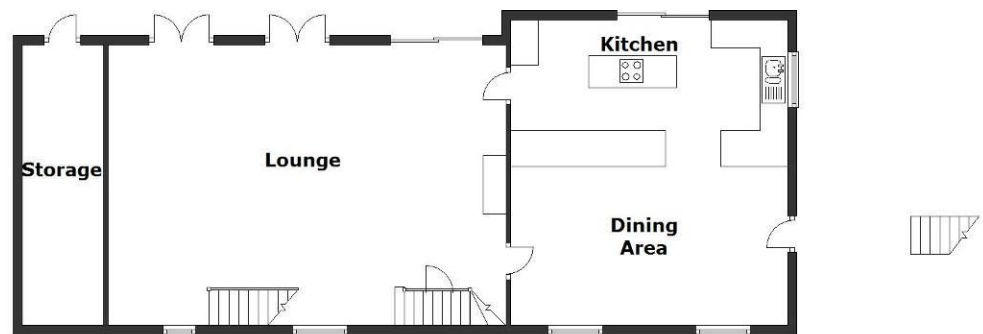


ENERGY RATING: D

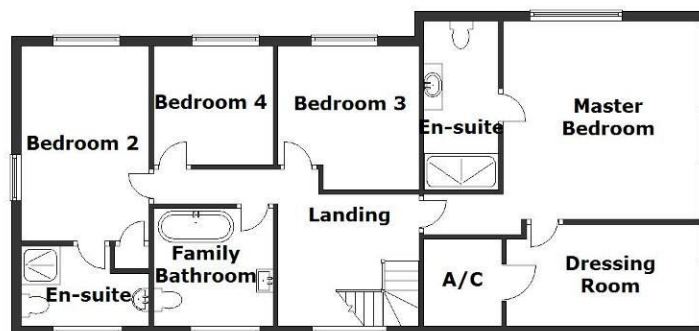
Ground Floor



First Floor



Second Floor



Wright Manley

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