



# THE LYMES

WOORE ROAD | AUDLEM | CREWE | CW3 0BP





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Stoke-On-Trent 15.9 miles | Shrewsbury 26.1 miles | Chester 30.8 miles  
(all mileages are approximate)

ONE OF THE MOST ICONIC PROPERTIES IN THIS  
INCREDIBLY SOUGHT AFTER SOUTH CHESHIRE VILLAGE,  
WITH EXPANSIVE GARDENS, COACH HOUSE AND STABLE BLOCK.

Stunning Grade II Listed period family home 4 bedroom house

Set in just under 1 acre

5 bedrooms, 3 reception rooms

Landscaped gardens

Over 7,000 sq ft in total



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Viewing is strictly by appointment with the selling agents

## SITUATION

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. Audlem, known for its 15 locks on the Shropshire Union Canal, hosts various annual events such as the Transport Festival, Music & Arts Festival, and Open Gardens Weekend. Wrenbury station, located six miles away, connects to London via Crewe, while the nearby M6 provides convenient north and south travel links.

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



## ACCOMMODATION

The Lymes is a substantial Grade II listed period property totalling well over 4,000sq ft of superb family accommodation arranged over two floors. A beautiful central hallway with original Minton floor connects the two main reception rooms to the front, along with the rear hall leading to the boot room. The drawing room is found within the western wing, with twin bay windows, allowing superb views over the landscaped grounds.

This room has a Clearview log-burning stove set within a wonderful stone fireplace. Adjacent, and found within a large frontal bay, is the study with superb built-in bookcases and access to the grounds.

The kitchen breakfast room is located on the eastern side of the property, with a striking central log burning stove and fitted kitchen with range cooker and integrated appliances. The adjacent dining room has a wonderful bay window looking over the front gardens and period features, including exposed wooden flooring, picture rails, and panelled doors. The cellars are accessed via a door near to the staircase. Accessed externally via a door near to the boot room is the utility room and separate storeroom.

Stairs rise to the first floor, where five double bedrooms provide excellent accommodation. Most notable is the

principal bedroom suite, which has a wonderful en suite bathroom with a free-standing bath and shower, along with a fitted dressing room across the hallway. This dressing room could serve as a sixth bedroom if required. The remaining bedrooms are served by two bathrooms along with a snug area and two large storage cupboards. There is also planning permission for a single storey extension.

## The Lymes

Approximate Gross Internal Floor Area  
Main 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





### DRAWING ROOM

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

Bookshelves, door to front garden, designer radiator.

### DINING ROOM

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

### KITCHEN/BREAKFAST ROOM

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

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

### REAR HALL

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

### CELLAR

Barrelled ceiling.





### FIRST FLOOR LANDING

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

Picture rail, period style radiator.

### BEDROOM TWO

Two windows, period style radiator.

### PRINCIPLE BEDROOM SUITE

Comprising:

#### BEDROOM

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

#### DRESSING ROOM

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

### BATHROOM

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 THREE

Picture rail, period style radiator.

### SNUG

Period style radiator.

### INNER LANDING

Storage cupboard with window.

### BEDROOM FOUR

Cast iron fire grate with slate hearth and painted carved timber surround, built in cupboards, picture rail, two period style radiators.

### BEDROOM FIVE

Cast iron fire grate with painted timber surround, access to loft, two windows, built in cupboard, picture rail, period style radiator.

### BATHROOM

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

### UTILITY ROOM

Plumbing for washing machine, quarry tiled floor, shelving.

**STORE** 9'3" x 8'2" Tempest cylinder, radiator.

### GARDENS, GROUNDS AND OUTBUILDINGS

The Lymes is accessed via a gravelled driveway leading to a courtyard at the side of the house. The front gardens are beautifully landscaped with various mature trees, including a formal lawned garden enclosed by a neat box hedging, raised flowerbeds, border, and pathways.

Adjacent to the courtyard are several timber buildings and former stabling, with steps leading up to the eastern gardens featuring a well-stocked orchard with a variety of mature fruit trees including Apple, Pear, Plum and Damson. Beautiful wild flower areas grow amidst the orchard alongside established Salvia, Rhododendrons and Roses. Within this tranquil setting, a seating area is best placed to take in the view, looking out towards the Church. From the rear gravel courtyard, an arbour guides you to an appealing enclosed style Mediterranean style-paved area. To the west of the property is the largest formal lawn, which is flanked by beautiful mature trees and has a generous flagged seating area that looks back towards the house.

### COACH HOUSE

Externally, the principal Coach House Range, comprises Garaging, Stable and Gym with a large room above across the expanse of the ground floor. This range of buildings extends to about 1,400 square feet and offers a fantastic opportunity for conversion to an Annexe/Cottage for dependent relative or Home Office together with other uses. There is planning permission in situ (20/3375N). The Return Range is of timber construction incorporating potting shed, stores and a garden room.





**PLANNING PERMISSION**  
**(PLANNING - 20/3374N AND LISTED BUILDING CONSENT - 20/3375N)**

There is planning permission for a single storey extension, conversion of the Coach House and Stables. An additional window can also be fitted in the front elevation to balance the appearance and bring south light into the kitchen.





## FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## SERVICES

Mains water, electricity and drainage are understood to be connected. Firebird oil fired central heating boiler. None of these services have been tested.

## COUNCIL TAX

The property is currently showing as Council Tax Band G.

Please confirm the council tax details via Cheshire East Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

## VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.

Tel: 01743 236444.

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.  
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.  
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