



'BUERTON HOUSE' | WOORE ROAD | AUDLEM | CHESHIRE | CW3 0DD | OFFERS OVER £800,000



Nestled in a most idyllic & charming rural village within a short distance from the sought after village of Audlem. The majestic character home has been much enjoyed by the family over many years & provides an incredibly atmospheric and charming country home.

Distinctive architecture ranging from the Tudor to Victorian periods together with wonderful unique features make 'Buerton House' a most distinguished choice for today's buyers yearning for a property that offers something individual which enjoys countryside outlooks yet is close to facilities, schools & transport links. Retaining much integrity and appeal, there are outstanding floors including a Minton tiled & hexagonal tiled Reception Hall, exposed ceiling & wall timbers throughout including original exposed wattle and daub, and numerous interesting nooks & crannies throughout which certainly add to the unique appeal.

The outstanding spacious, imposing & highly captivating detached country residence briefly comprises; Reception Hall, Sitting Room, Dining Room/Snug, Living Room, Dining Room, Kitchen, Rear Lobby, Hallway, Pantry & Shower Room. Galleried First Floor Landing, Four Bedrooms of which one has an Ensuite, unusually large Bathroom with separate shower, Second Landing, Study/Leisure Room. Second Floor Store Room. Approached through brick pillars & shaped brick walls with inset name plates the extensive gated sweeping driveway provides ample off road parking and leads to the wonderful detached two storey brick built double garage with workshop & external veranda. Utility /Workshop & Fuel Store accessed externally. Mature large landscaped gardens being predominantly laid to lawn provide the most delightful space in which to relax & entertain, with an original 'privy' no less, richly stocked borders, specimen trees & seating areas together with the original water pump in the rear courtyard area the gardens are a beautiful enhancement and perfectly the glorious home.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED IN ORDER TO APPRECIATE THE EXCEPTIONAL COUNTRY HOME





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles through the villages of Hatherton and Hankelow and upon reaching the centre of the charming village of Audlem turn left by the historic Church, onto Stafford Street. Proceed over the little bridge past the pretty chapel & continue out of the village on the Woore Road towards Buerton. Upon reaching Buerton proceed beyond the pretty old former school on the left and the property will be observed further beyond on the left hand side accessed through brick pillars.

BUERTON & AUDLEM

Buerton is a village about 7 miles south of Nantwich and 1.5 miles east of the village of Audlem, on the border of Cheshire & Shropshire. Nearby villages also include:- Adderley, Bridgemere, Hankelow, Hatherton, Hunsterson & Woore. Buerton Primary School in Buerton village closed in 2006. the parish falls within the catchment areas of Audlem St James C E Primary School in Audlem & Brine Leas High School in Nantwich. Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.



NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



AGENTS NOTE:-

Rarely does such a home present itself on the market. Having been a much loved family home for decades, this really is a phenomenal chance to acquire a country home with such individual appeal.

For discerning buyers who appreciate history & architecture, this is a gem.

With Tudor origins there have been alterations & extensions which have evolved over time including the Georgian & Victorian periods. Recently an updated kitchen has been fitted which provides excellent modern convenience whilst other rooms retain their original charm & features including glorious tiled floors, exposed wood beams to the floors and ceilings and even an area of exposed 'wattle & daub' in the living room.

With ample parking for numerous vehicles and sublime established and well maintained gardens, this home truly encapsulates old world charm which buyers could easily 'add their own stamp to' if required.



Viewing is highly recommended in order to fully appreciate the unique layout & outstanding character.



THE ACCOMMODATION:-
With approximate dimensions, comprises;

RECEPTION HALL





SITTING ROOM (15'9 x 14'9)

DINING ROOM / SNUG (12'2 x 12'2)





LIVING ROOM (17'9 max x 11'10)



KITCHEN (14'9 x 12'6)

DINING ROOM (17'5 x 14'9)







REAR LOBBY

HALLWAY

PANTRY (10'6" x 9'2")





SHOWER ROOM

GALLERIED FIRST FLOOR LANDING (ACCESSED VIA THE RECEPTIONAL HALL STAIRS)





BEDROOM ONE (16'1 x 15'1)



BEDROOM TWO (17'1 x 12'6)

ENSUITE





BEDROOM THREE (14'9 x 12'10)

BEDROOM FOUR (17'5 x 14'9 max)





SECOND LANDING

STUDY / LEISURE ROOM (22'0 x 13'1)





BATH & SHOWER ROOM (15'1 x 12'6)

DETACHED DOUBLE GARAGE (18'4 x 18'4)



FIRST FLOOR STORAGE ROOM (18'4 x 13'9)

VERANDA (10'10 x 8'6)

GARAGE WORKSHOP (8'6 x 7'3)

UTILITY ROOM / WORKSHOP - ATTACHED TO HOUSE
(12'10 x 12'10)

EXTERIOR

Approached through brick pillars & shaped brick walls with inset name plates the extensive gated sweeping driveway provides ample off road parking and leads to the wonderful detached brick built double garage with workshop & external veranda. There is also additional exterior storage with workshop & store etc. Mature large landscaped gardens being predominantly laid to lawn provide the most delightful space in which to relax & entertain, with an original 'privy' no less, richly stocked borders, specimen trees & seating areas together with the original water pump in the rear courtyard area the gardens are a beautiful enhancement and perfectly the glorious home.





EPC RATING: G

COUNCIL TAX BAND: G

SERVICES

All mains water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions).
Oil fired central heating.

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.

TENURE

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

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

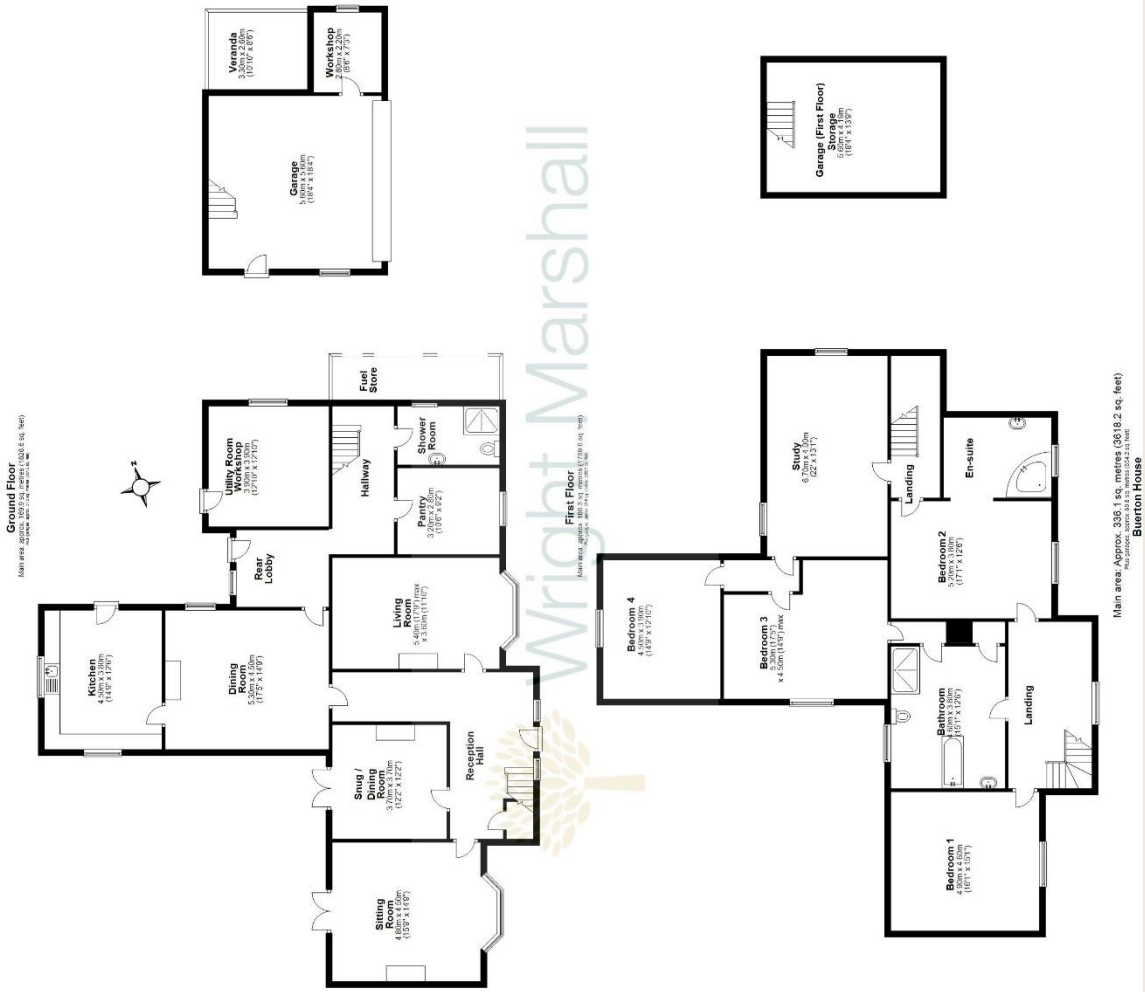
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.









Wright Marshall