



Wright Marshall
Estate Agents

Lilac cottage Woore Road Crewe CW3 0DD



£2,000 Per Calendar Month

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Set within the picturesque semi-rural village of Buerton, this beautifully extended detached country cottage effortlessly blends period charm with modern comfort. Offering four well-proportioned bedrooms, it presents an ideal retreat for families seeking the tranquillity of countryside living while remaining close to the vibrant amenities of the local community.

Description

Approached via a gated driveway, the property benefits from ample off-road parking and a single garage, ensuring both convenience and security. The expansive gardens to the front and rear of the home are a true standout feature—perfect for outdoor entertaining, gardening, or simply soaking in the sweeping views of the rolling Cheshire countryside.

Inside, the cottage is rich in character, showcasing original features such as exposed timber beams, traditional wooden doors, and a stunning 17th-century exposed Cheshire brick fireplace. The spacious layout includes a welcoming living room, a separate dining room, a cosy sitting room, and a country-style kitchen. A practical side entrance leads to a utility area and a ground-floor shower room—ideal for muddy boots or visiting guests.

Upstairs, three generously sized double bedrooms and a charming single bedroom each offer unique character touches, including arched doorways, exposed brickwork, and bespoke storage cupboards. A well-appointed family bathroom with a shower-over-bath completes the first floor.

To the rear, a large paved patio offers the perfect setting for summer barbecues, while a spacious summer house provides a peaceful escape for hobbies, reading, or relaxing. The lawned garden is ideal for children's play, green-fingered pursuits, or simply enjoying the peaceful surroundings.

Directions

From Nantwich, take the A529 over the level crossings into Wellington Road, this becomes Audlem Road, proceed for 6.5 miles into the village of Audlem, keeping the church on the left hand side, turn left, proceed for 1.6 miles and the property is situated on the right hand side in the parish of Buerton

Location And Amenties

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.

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, M6 motorway - Junction 16 - 10 miles. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend.

Living Room

5.64m x 3.81m (18'6" x 12'6") - Personal door to front, quarry tiled floor, wealth of exposed beams, exposed brick fireplace housing Range wood burning stove, display alcove, radiator, arch way to : -

Dining Area

4.14m x 3.81m (13'7" x 12'6") - Double glazed window, TV point, French doors opening to patio

Inner Hallway

3.53m x 3.53m max (11'7" x 11'7" max - Radiator, wall light point, exposed beams

Sitting Room

5.67m x 3.54m (18'7" x 11'7") AND - 2.36m x 2.08m (7'9" x 6'10") - Radiator, aspect to front, stairway to first floor

Kitchen

4.60m x 4.47m (15'1" x 14'8") - Range of units, deep glazed sink, electric AGA for domestic cooking, granite work surfaces, various base units, cupboards and drawers, wall light point, double glazed window with rear aspect, double glazed door

Utility

8.08m x 1.91m (26'6" x 6'3") - Sink unit, wall cupboards, Oil fired gas central heating boiler. access to : -

Cloakroom/Shower Room

pedestal wash basin, low level WC, shower cubicle, electric shower, heated towel rail

Stairs From Inner Hall To First Floor

Bedroom

3.71m x 3.68m (12'2" x 12'1") - uPVC double glazed window to rear, built in wardrobe, two radiators

Bedroom

3.78m x 3.48m (12'5" x 11'5") - Radiator, oak flooring

Bedroom

3.56m x 2.51m (11'8" x 8'3") - Oak flooring, built in store cupboard

Bedroom

2.08m x 2.08m (6'10" x 6'10") - Side aspect with built in cupboard, radiator

Bathroom

White suite comprising panelled bath with Rainfall shower over, pedestal wash basin, low level WC, heated towel rail, 1/4 tiled walls, exposed oak flooring, shaver point

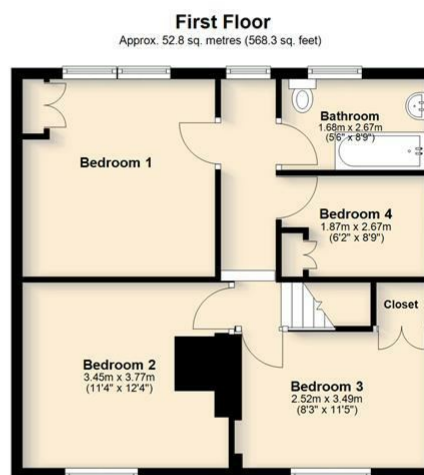
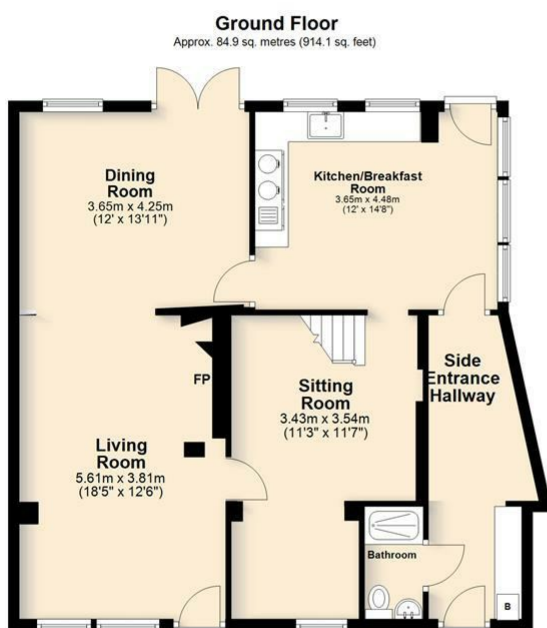
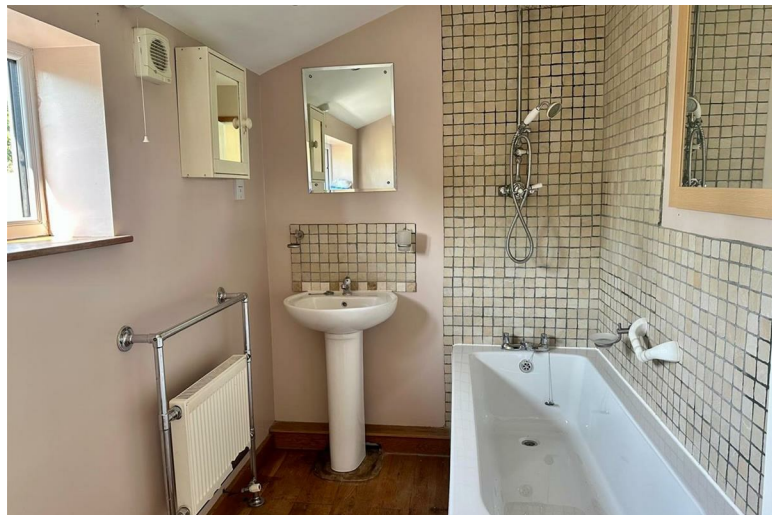
Summer House

Power and light.

Services

All Mains services are connected to the property.





Total area: approx. 137.7 sq. metres (1482.3 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
		43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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