

chris hamriding

lettings & estate agents



Whitelands Audley Road, Barthomley, CW2 5PL

Offers Over £895,000

Whitelands, Audley Road is currently a substantial unlisted existing property (originally built in 1957 for the then chairman of Rolls Royce) extended to circa 4700sqft of internal area over three levels. Positioned down a private drive on an exclusive road with some beautiful neighbouring properties, the character & lifestyle that Barthomley village has to offer is nothing short of exceptional.

Internally, the property is prepared for progression of the consent & exceptional PP has been granted for the extension and refurbishment of the existing dwelling to nearly double the size to provide over 9,000 sqft of accommodation with a southerly rear aspect (Cheshire East Planning Ref: 20/1809N).

Externally, there are extensive and incredibly private grounds comprising long private driveway with large turning circle, expansive tiered lawns, former Tennis / croquet lawn, large area of mature woodland with woodland walk, former orchard, kitchen garden and a large pond. It offers a private position yet within the Village Conservation Area and a short walk from the historic village core and renowned White Lion Pub. The gardens to the rear are South-facing with stunning views across its own grounds and Green Belt landscape/countryside beyond.

So read on to find out more about the exciting project, view our video tour & then call the experts here at Chris Hamriding for more information or to arrange your all-important viewing!

Planning Permission

Planning permission has been obtained for stylish and versatile accommodation which maximises both the idyllic setting and the spectacular views. Based upon the approved scheme, the internal accommodation could provide: a triple-height galleried hall, lift, five / six reception rooms, living kitchen with orangery, six bedrooms all with en suite facilities (principal with twin dressing rooms, dual en suites, fitness / yoga studio), two large roof terraces, cinema room, home office suite with separate access. There is also the additional benefit of a one bedroom guest apartment, further separate two bedroom staff apartment and garaging.

Potential Accommodation

Potential accommodation under Permitted development rights: The property benefits from Full Permitted Development Rights which were not conditionally removed as part of the granting of the consent 20/1809N. The Council has also issued a 'Certificate of Lawful Use' which confirms that its entire 3.8acre site exists as its 'official residential curtilage' which is highly relevant for the purposes of Permitted Development. Plans have been developed for Permitted Development outbuildings to offer further facilities comprising: Indoor Swimming Pool & Gym Building, Entertainment Building and Car Collection Pavillion / Garaging. Further information available upon request.

Locality

Whitlands is situated in the picturesque village of Barthomley. Barthomley is known for its fine sandstone church and the popular, pretty thatched White Lion public house. The house adjoins open countryside and yet is within easy reach of the M6 motorway and Crewe Station, making it an ideal location for the commuter. Crewe station offers a train to London in less than 2 hours.

Manchester airport is 28 miles, Crewe 6.5 miles, Nantwich 9 miles. There are excellent golf and leisure facilities nearby at Wychwood Park. The nearby villages of Alsager/Betley provides for many recreational, educational and shopping needs with Crewe and Historic Nantwich offering more comprehensive facilities.

Accommodation

Hallway 20'0" x 15'6" (6.10 x 4.73)

Cloakroom 11'10" x 6'2" (3.63 x 1.88)

Study 11'10" x 11'10" (3.62 x 3.62)

Sitting Room 23'11" x 17'6" (7.29 x 5.34)

Kitchen 28'7" x 15'3" (8.73 x 4.67)

Dining Room 17'6" x 13'4" (5.34 x 4.08)

Boiler Room 13'1" x 5'10" (4.00 x 1.80)

Utility 14'7" x 14'2" (4.46 x 4.33)

Store 7'3" x 5'10" (2.23 x 1.79)

First Floor Landing 48'2" x 18'9" (14.70 x 5.73)

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Attic Space 50'4" x 14'5" (15.35 x 4.40)

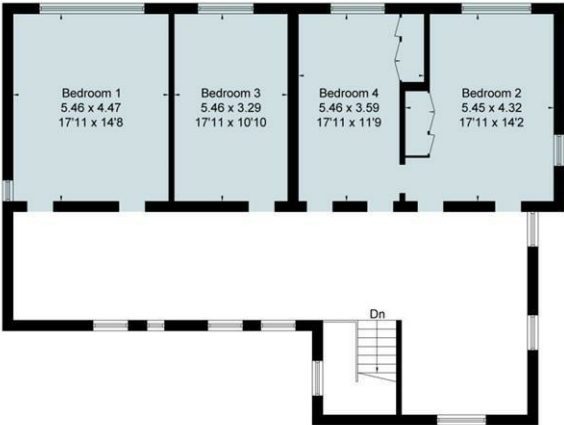
Double Garage 21'11" x 19'11" (6.70 x 6.09)

Floor Plan

Approximate Area = 323.7 sq m / 3484 sq ft
Attic = 68.0 sq m / 732 sq ft
Garage = 40.9 sq m / 440 sq ft
Total = 432.6 sq m / 4656 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
For identification only. Not to scale.
© Fourwalls



Second Floor



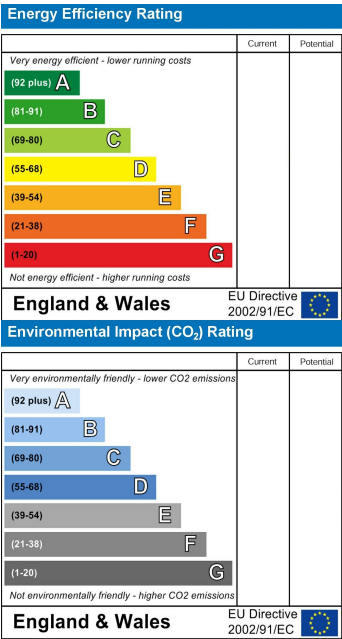
First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 317485

Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.