



“Lilac Cottage”, Monks Lane, Audlem CW3 0HP





A charming and most spacious extended semi-detached cottage in a fine position nearby to Audlem village centre within generous South facing gardens with superb features and character, versatile reception accommodation and attractive surrounding aspects. Driveway and garage with workshop. Viewing highly recommended.

- A very charming extended and enhanced period cottage
- Affording spacious accommodation of significant appeal
- In a fine location within Audlem village
- Spacious reception hall, large lounge with handsome fireplace and log burner
- Large dining/family room, dining kitchen with AGA, utility room and cloakroom
- Large landing and master bedroom with en-suite dressing room
- Two further bedrooms, contemporary family bathroom and separate walk-in shower room
- Superb vaulted second floor bedroom with views to Audlem Church
- Parking and driveway to front and driveway to rear with garage and workshop
- Extensive paved patio terracing, entertaining areas and large lawned South facing garden

Agents Remarks

Lilac Cottage is a simply charming property of immense character and appeal and incorporates a wealth of attractive features such as Oak flooring, Clearview log burning stove, Oak windows with cast monkey tail window furniture, AGA, beams and handsome fireplace. The property benefits from attractive surroundings with South facing walled gardens extending to the rear. The gardens benefits further from raised flower beds, borders and extensive patio terracing. A large garage and workshop stands to the rear with separate vehicular access. Audlem is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life with medical and schooling



facilities, shops and services for day to day requirements and good road links to surrounding areas and by prime undulating Cheshire countryside with sporting and leisure facilities.

Property Details

A wide entrance drive provides parking facilities at the front of the property with a raised lawned garden area bordered by Beech hedging and a brick pillared tiled pitched porch with a recessed quarry tiled porch area leads to a handsome Oak panelled door with full height uPVC double glazed side panel allowing access to:

Reception Hall

A delightful entrance to the property with a spindle staircase ascending to first floor, open aspects to Sitting and Living Room and to Family/Dining Room, high quality Oak plank flooring throughout, radiator and an Oak door leads to:

Deep walk-in Cloaks Cupboard

With railing and shelving.

From the Reception Hall Oak double doors lead to:

Lounge 24' 0" x 13' 1" (7.32m x 3.98m)

A glorious reception room with Oak-framed double glazed windows to the North and West elevations, radiators, wall mounted light points and a superb fireplace with recessed stone tiled hearth incorporating a Clearview log burning stove with display and shelved niches and with Oak mantel over.

From the Reception Hall open access leads to:

Dining/Family Room 20' 6" max x 11' 0" (6.24m max x 3.35m)

With delightful aspects to the front elevation via Oak-framed double glazed windows, full height double glazed Oak panelled doors to South facing patio, ceiling beams, high quality Oak plank flooring, wall mounted media shelving unit, rebarted book shelving, radiators and open access leads to:

Dining Kitchen 12' 1" x 13' 7" (3.68m x 4.13m)

Delightfully appointed with a black gloss oil fired 3-door AGA, granite working surfaces, attractive base and wall mounted units, plumbing for American style fridge freezer, recessed ceiling lighting, full height pantry drawer unit, slate tiled flooring, recessed ceiling lighting, Oak-framed double glazed window to rear elevation, door to outside entertaining area and an Oak door leads to:

Utility Room

With plumbing for washing machine, two wall mounted cupboards, base units, butchers block working surface, oil fired central heating



boiler, Oak-framed double glazed window to rear elevation, gas and electric cooker points with filter canopy over and an Oak door leads to:

Cloakroom

With WC, uPVC double glazed window and corner fitted wash basin.

From the Reception Hall stairs ascend to:

First Floor Landing

With Oak-framed double glazed window to West elevation, louvre door to eaves storage cupboard, louvre door to deep airing cupboard incorporating lagged cylinder tank, immersion and shelving and open access leads to:

Inner Landing

With radiator and a door leads to:

Large Walk-In Shower Room

With large walk-in shower enclosure incorporating overhead shower.

From the Landing an Oak panel door leads to:

Master Bedroom 12' 1" x 13' 7" (3.68m x 4.14m)

With Oak-framed double glazed windows to South elevation overlooking countryside, radiator and step descends to:

En-Suite Dressing Room 8' 7" x 11' 0" (2.61m x 3.35m)

Fully appointed with railing, shelving and drawers, Velux window to South elevation, radiator and recessed ceiling lighting.

Bedroom Two 10' 11" x 13' 1" (3.33m x 3.98m)

With Oak-framed double glazed window to front elevation providing lovely surrounding aspects, radiator and recessed shelving.

Bedroom Three/Study 9' 6" max x 8' 8" max (2.89m max x 2.64m max)

With Oak-framed double glazed oriel window to West elevation, exposed original plank flooring and radiator.

Family Bathroom 8' 3" x 7' 0" (2.52m x 2.13m)

Superbly appointed with a large corner fitted bath incorporating glazed shower screen and shower over, fully tiled walls, chrome towel radiator, wall mounted vanity wash basin with drawers beneath, WC, Oak-framed double glazed window to South elevation, tiled flooring and recessed ceiling lighting.

From the Landing an Oak door leads to a staircase ascending to:



Superb Second Floor Attic Room 12' 1" x 11' 10" (3.68m x 3.60m)
 Providing versatile usage for bedroom or other usage with vaulted ceiling, exposed ceiling beams and Oak-framed double glazed window to West elevation enjoying views of Audlem Church and the village.

Gardens

There is an extensive lawned area at the rear with a block paved path, large raised border incorporating mature specimen ornamental trees and a log store stands to the side of the property. The veranda area at the rear has been converted to a home bar with an extensive South facing patio terrace area and raised sleeper retained flower beds and borders. The gardens are bordered by high brick walling and a paved path leads to a Double Garage/Workshop.

Double Garage/Workshop 21' 0" x 15' 5" (6.39m x 4.71m)

With a remote controlled electrically operated roller door, light, power and open access to Workshop area with light and power.

Tenure

Freehold.

Services

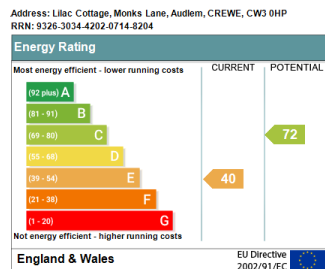
Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

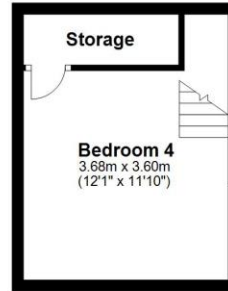
Directions

From Nantwich proceed to Audlem. Upon entering the Village turn left into Heathfield Road and continue for 600 yards. Turn left into Monks Lane and the property is 1st on the right.



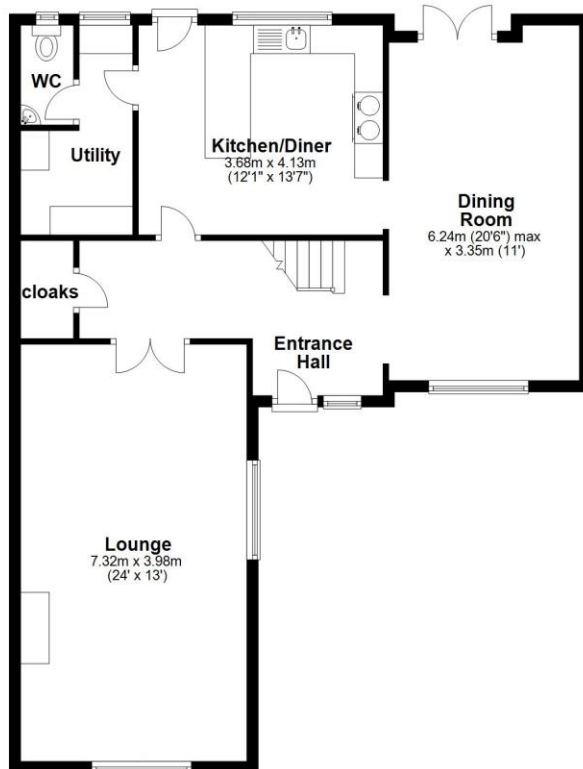
Second Floor

Approx. 16.8 sq. metres (180.6 sq. feet)



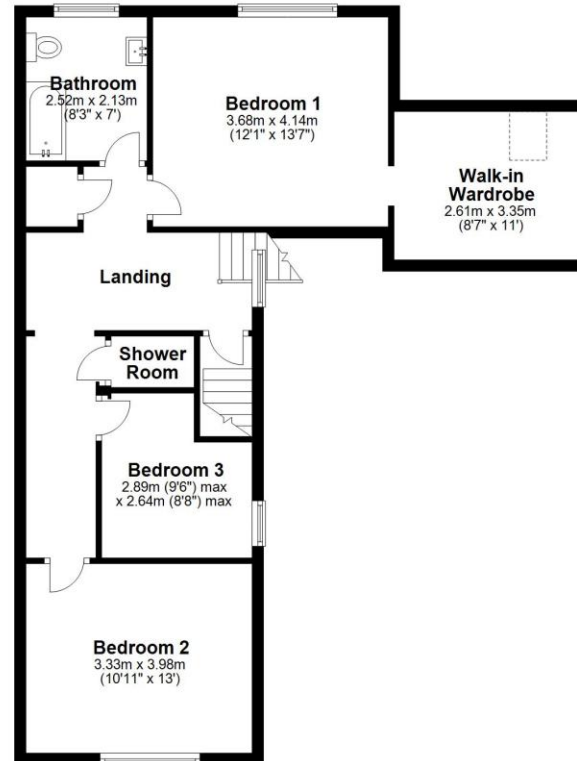
Ground Floor

Approx. 87.0 sq. metres (936.1 sq. feet)



First Floor

Approx. 69.2 sq. metres (745.3 sq. feet)



Garage/Workshop

Approx. 30.1 sq. metres (323.6 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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