



“Richmond House”, Mill Lane, Audlem CW3 0AY

CHESHIRE
LAMONT



A most appealing five bedroom detached period residence standing in established landscaped gardens within an idyllic tranquil elevated position on the periphery of Audlem village adjoining open fields and incorporating versatile accommodation to over 2500 sqft with potential for a self-contained living suite, a large south facing patio terrace, substantial driveway and detached double garaging with adjoining carport. Viewing highly recommended.

- A most delightfully situated, spacious five bedroom detached period residence
- Standing in a tranquil elevated position upon a private lane on the periphery of Audlem village
- Enjoying fine views and aspects over Audlem and adjoining open fields to the rear
- Within private landscaped gardens with an extensive south facing entertaining terrace
- Providing superbly appointed and arrayed accommodation of style to over 2500 sqft
- Incorporating a wealth of appealing features of character
- With considerable potential for a self-contained suite
- Attractive, versatile ground floor accommodation
- Delightfully appointed dining kitchen with AGA and separate pantry
- Attractive pillar gated approach, extensive driveway and oak framed double garaging with adjoining carport

Agents Remarks

Richmond House is a very spacious and ideally situated period house of immense appeal and incorporates areas within the property which would allow it to be easily re-configured to accommodate a separate area for multi-generational use or similar. The property stands in a lovely location bordering open fields, overlooking this picturesque South Cheshire village and within walking distance of a highly regarded primary school. 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 including a superb selection of independent shops including an antiques shop, local butchers and delicatessen. There are three public houses, Thai and Tapas restaurants, mini supermarket, St James church and a



medical practice. The towns Market Drayton, Whitchurch and Newcastle under Lyme are also within easy reach and a further range of facilities are located just a short drive in the popular historic market town of Nantwich.

Property Details

The property is approached through private pillared gates over a slate driveway which leads to an extensive car parking area and to a detached tile pitched timber garage with carport to side. Attractive stone paved steps ascend to an extensive stone patio terrace area with further entertaining area to the front benefiting from fine south facing views. A handsome tiled pitched timber porch with an attractive door within glazed surround allows access to:

Reception Hall 16' 7" x 10' 6" (5.06m x 3.19m)

A delightful entrance to the property with ceiling beams, exposed spindle staircase ascending to first floor, oak flooring, radiator within panel, under stairs cupboard, oak door to deep cloaks cupboard and an oak door leads to:

Cloakroom

With WC, wash basin with cupboards beneath, radiator and double glazed window.

From the Reception Hall an oak door leads to:

Living Room 18' 3" x 14' 6" (5.55m x 4.42m)

Beautifully appointed with stunning aspects over south facing gardens and established trees on the periphery of Audlem village via full width and height double glazed windows incorporating sectional double glazed double doors, ceiling beams, wall light points, fitted shelving, log burning stove inset within chimney breast with Cheshire brick surround and mantel over, radiator and an oak door leads to:

Dining/Further Living Room 17' 10" x 17' 0" (5.43m x 5.17m)

A superb room with sectional double glazed double doors to rear patio terrace, double glazed window to front elevation, wall light points, oak flooring, sectional double glazed double doors to rear elevation overlooking gardens, large Cheshire brick fireplace incorporating Clearview log burning stove upon stone hearth, ceiling beam, radiator and oak doors lead to:

Bedroom Two/Teenager Suite 17' 2" x 10' 7" max (5.22m x 3.22m max)

With double glazed window to courtyard elevation, radiator, recessed ceiling lighting and an oak door leads to:



En-Suite Shower Room 6' 9" x 5' 3" (2.05m x 1.61m)

With a corner fitted shower cubicle, pedestal wash basin, WC, double glazed window, column radiator and access to loft.
From the Reception Hall oak double doors lead to:

Sitting Room/Snug 23' 10" x 13' 6" (7.27m x 4.12m)

Providing a lovely space with double glazed windows incorporating sectional double glazed double doors to patio terrace, tiled fireplace within attractive surround incorporating a cast iron dog grate upon tiled hearth, oak flooring, ceiling beams, radiator, picture lights and open access leads to:

Open Plan Living Family Dining Kitchen

Kitchen 10' 3" x 10' 0" (3.12m x 3.06m)

Beautifully appointed with a superb range of handmade oak fronted base and wall mounted units, an AGA inset within Cheshire brick chimney breast, integrated dishwasher, granite working surfaces, underslung Belfast sink with mixer tap, peninsular breakfast counter, tiled flooring, recessed ceiling lighting and open access to:

Vaulted Breakfast/Dining Area 11' 5" x 10' 0" (3.47m x 3.06m)

With beautiful aspects to three elevations via double glazed windows and sectional double glazed double doors, radiator, tiled flooring, door to deep walk-in pantry cupboard incorporating a window to side elevation, hatch to cellar and shelving.

Further Kitchen/Sitting Area 10' 8" x 8' 0" (3.25m x 2.43m)

With further oak fronted units, granite working surfaces, tiled flooring double glazed window incorporating window seat, recessed ceiling lighting and an oak door leads to:

Utility Room 7' 0" x 6' 9" (2.14m x 2.06m)

With pressurised vented cylinder system, double glazed window, oak door to outside, tiled flooring, underslung Belfast sink, plumbing for washing machine and oak fronted wall cupboard.

First Floor Landing

With radiator with open access to:

Rear Landing

Affording a great space for study area/office with double glazed windows overlooking beautiful open countryside, double glazed window to side elevation and an oak door leads to:

Bathroom 10' 8" x 8' 2" (3.25m x 2.50m)

With a freestanding claw and ball roll top bath incorporating central shower tap, corner fitted shower cubicle, WC, pedestal



wash basin, part tiled walls, oak flooring, radiator and double glazed window, access to loft space and recessed ceiling lighting.

From the Landing an oak door leads to:

Master Bedroom Suite 17' 9" x 13' 7" (5.40m x 4.15m)

A delightful spacious room with double glazed window to front elevation providing lovely far reaching views, oak door to large walk-in dressing room with shelving, radiator and an oak door leads to:

En-Suite Shower Room 9' 5" x 6' 11" (2.86m x 2.11m)

With a corner fitted shower cubicle, WC, twin wash basins with cupboards beneath, double glazed window, towel radiator, oak flooring and semi-vaulted ceiling incorporating recessed lighting.

Bedroom Three 14' 4" x 10' 9" (4.36m x 3.27m)

With semi-vaulted ceiling, two double glazed windows and radiator.

Bedroom Four 12' 7" x 10' 7" (3.83m x 3.22m)

With double glazed window, over-stairs cupboard and radiator.

Bedroom Five 11' 1" x 6' 11" (3.38m x 2.11m)

With semi-vaulted ceiling, double glazed window, over-stairs cupboard and radiator.

Externally

The property benefits from a delightful position on the periphery of Audlem village and stands within lovely tranquil surroundings with open fields to the rear providing superb far reaching views over rolling undulating countryside with an extensive paved terrace, raised flower beds and borders, further raised paved terrace and pathways. The established lawned front gardens are sheltered and screened by high fencing with an abundance of plants, trees and shrubs, large slate parking area, superb raised entertaining area affording superb aspects and a superior detached oak framed garage with carport to side.

Garage

With oak doors to front, light and power.

Tenure

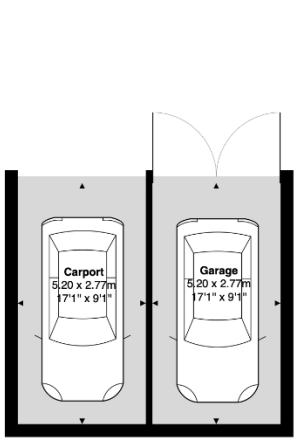
Freehold.

Services

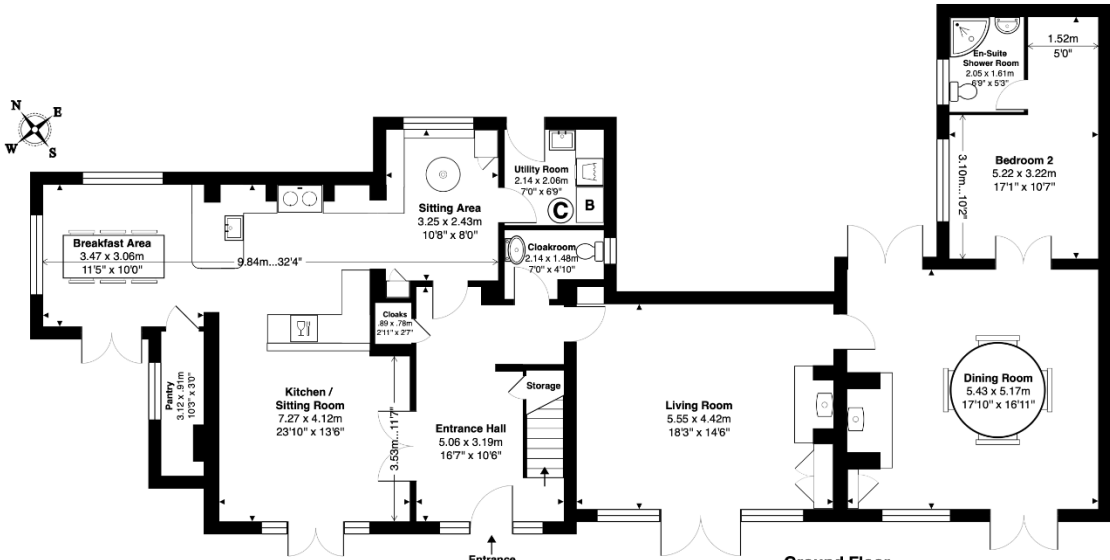
Oil fired central heating, main water and electricity (not tested by Cheshire Lamont).



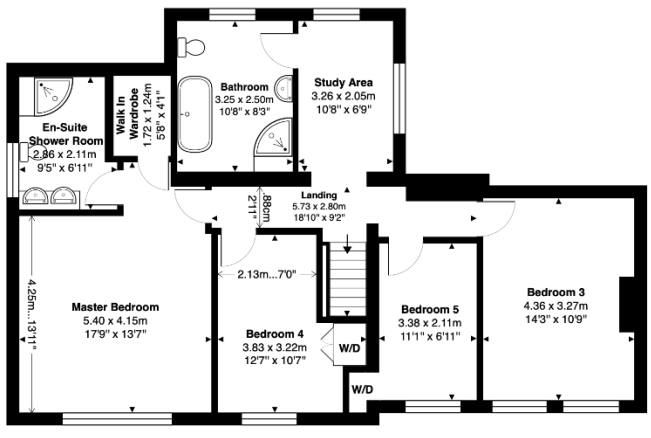
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Carport / Garage
Floor Area: 29.6 m² ... 318 ft²



Ground Floor
Floor Area: 150.4 m² ... 1619 ft²



First Floor
Floor Area: 87.2 m² ... 939 ft²

RICHMOND HOUSE, MILL LANE, AUDLEM, CHESHIRE, CW3 0AY
Approximate Gross Internal Area: 267.2 m² ... 2876 ft² Includes Carport / Garage
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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