



Corbrook Grange Corbrook, Audlem, Cheshire, CW3 0HF

£2,950,000

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## SUMMARY

Galleried Reception Hall, Cloakroom, Drawing Room, Living Room, Sitting Room open to Dining Room, Kitchen open to Breakfast Room, Utility Room, Cloakroom, Summer Lounge, Inner Hallway, Annex comprising - Living Room, Kitchen/Breakfast Room, Bedroom, Shower Room, Bedroom with Ensuite Shower Room, Bedroom, Dressing Room, Shower Room, Home Office and Kitchenette. Leisure Suite with Swimming Pool and Steam Room, Galleried Landing, Master Bedroom Suite comprising Bedroom, Ensuite Bathroom and Balcony, Box Room, Shower Room, Bathroom, Inner Landing, Bedroom with Dressing Area and Ensuite Shower Room, Two further Double Bedrooms, Oil Central Heating, UVPC Double Glazed Windows, Garden Room/Office with Cloakroom, Double Garage, Gardens, Land. IN ALL ABOUT 8.5 ACRES.

## DESCRIPTION

Corbrook Grange is a magnificent completely remodelled country house with extensive family sized accommodation laid out over two floors only. This superb house is constructed of brick with rendered elevations, large double glazed picture windows, all surmounted by a tiled roof. The house is approached through electrically operated gates over a sweeping gravelled drive. The accommodation has been finished with flare and is ideal for a large family / multi generational living or entertaining on a grand scale with five reception rooms. The beautiful main house has been redeveloped into a hugely impressive and particularly well lit family home. There are various reception rooms, a vast kitchen open to breakfast room, seven bedrooms and seven bathrooms, including a lovely ground floor annexe reminiscent of a bespoke hotel suite.

The leisure suite enjoys superb views over the grounds and countryside beyond and houses a large heated swimming pool, relaxation area, steam room and shower.

Impressive space, uncompromising quality and unquestionable elegance and exceptional rural aspects all come together in this most special package.

So the house is stunning, but that is just one part of Corbrook Grange. The outside space and arrangement is of equal importance. The overall acreage extends to 8.5 acres of garden and land making this the perfect setting for those of an equestrian interest or simply those who value privacy, maturity and their own sense of space.

## LOCATION AND AMENITIES

Corbrook Grange occupies a delightful setting under 1 mile from Audlem village centre and half a mile from the rural hamlet of Hankelow. Audlem was mentioned in the Doomsday book as Aldelime, and Edward I granted it a market charter in 1295. Audlem is on the Shropshire Union canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93ft from the Cheshire Plain to the Shropshire Plain The River Weaver passes west of the village.

The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, two cafes, three public houses and a medical centre. Nantwich (5 miles) offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and super markets. Crewe station (9 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) is 9 miles and Manchester Airport is 38 miles.

On the educational front, there is a primary school in Audlem (Ofsted Good) and the house lies in the catchment area for Brine Leas High School / BL6 Sixth Form (Ofsted Good). Private schooling in the area includes Newcastle School, The Grange at Hartford, The Kings and Queens Schools in Chester and Ellesmere College.

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs at Audlem. There are two 18 hole golf courses at near by Whitchurch. Equestrian interests are vast in the area including British eventing at Kelsall and Somerford Park and racing enjoyed at Aintree, Chester, Bangor on Dee and Haydock Park. Nantwich riding club and South View Equestrian Centre are close by.

## DIRECTIONS

Post Code: CW3 0HF. From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about 5 miles and the entrance to Corbrook Grange will be seen on the right hand side.

## THE ACCOMMODATION COMPRISES

With approximate measurements.

### GALLERIED RECEPTION HALL

12'9" x 12'6" plus recess  
Tiled floor, radiator.

### CLOAKROOM

Hanging fittings, fitted cupboard.



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**DRAWING ROOM**

23'5" x 15'9"

Three double glazed windows, inset ceiling lighting, laminate floor, two radiators, open to :-

**LIVING ROOM**

23'2" x 14'8"

Two double glazed picture windows and sliding patio windows to garden, inset ceiling lighting, laminate floor, four wall lights, two radiators.

**SITTING ROOM OPEN TO DINING ROOM**

27'10" x 18'9"

Four double glazed windows, two wall lights, laminate floor, two radiators.

**INNER HALLWAY**

12'0" x 6'7"

Inset wine rack, wood laminate floor.

**KITCHEN OPEN TO BREAKFAST ROOM**

31'5" x 12'0"

Electric four oven AGA, 1 1/2 bowl sink unit with Hot Tap, floor standing cupboard and drawer units with granite worktops. breakfast bar, tiled floor, integrated microwave, integrated dishwasher, two integrated refrigerators, American style refrigerator, radiator with cover.

**BREAKFAST ROOM**

21'10" x 8'0"

Double glazed window and sliding double glazed windows to garden, inset ceiling lighting, radiator with cover.

**UTILITY ROOM**

13'4" x 7'4" plus 6'2" x 5'9"

Stainless steel single drainer sink unit in granite surround, cupboard under, wall cupboards, floor standing cupboard and drawer unit with granite worktop, tiled floor, inset ceiling lighting, Range master oven, radiator.

**CLOAKROOM**

Vanity unit with inset hand basin and low flush WC, tiled floor.

**SUMMER LOUNGE**

27'3" x 15'6"

Sliding double glazed windows to garden, two double glazed windows, inset ceiling lighting, radiator.

**INNER HALLWAY**

26'6" x 7'0" plus recess

Laminate floor, inset ceiling lighting, access to loft, radiator.

**ANNEXE**

**LIVING ROOM**

19'3" x 16'4"

Four double glazed windows, French windows to garden, laminate floor, inset ceiling lighting, radiator, open to :-

**KITCHEN / BREAKFAST ROOM**

16'4" x 14'6" plus recess

Enamel 1 1/2 bowl sink unit with cupboards under, floor standing cupboards and drawer units with polished timber worktops, wall cupboards, Bosch integrated double oven and five burner gas hob unit with extractor hood above, integrated refrigerator/freezer, laminate floor, two radiators.

**BEDROOM**

12'2" x 8'10"

Fitted double wardrobe with cupboards above, access to loft, laminate floor, radiator.

**SHOWER ROOM**

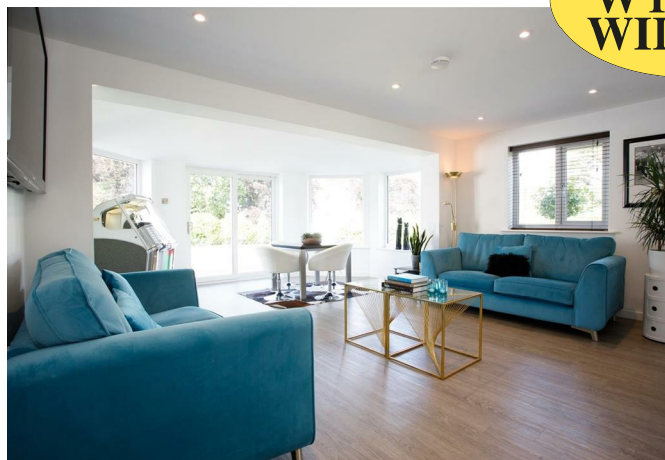
5'5" x 5'3"

White suite comprising low flush WC and hand basin, tiled shower cubicle with shower, fully tiled walls, chrome radiator/towel rail.

**BEDROOM**

15'8" x 8'6"

Laminate floor, radiator.



#### ENSUITE SHOWER ROOM

11'0" x 5'6"

White suite comprising low flush WC and vanity unit with inset hand basin, tiled shower cubicle with twin head shower, fully tiled walls, chrome radiator/towel rail.

#### INNER HALLWAY

16'8" x 5'0"

Shelving, radiator.

#### BEDROOM, DRESSING ROOM AND SHOWER ROOM

17'8" x 10'10" overall

Two fitted double wardrobes, wood laminate floor, access to loft, radiator.

#### ENSUITE SHOWER ROOM

White suite comprising low flush WC and vanity unit with hand basin, tiled shower cubicle with shower, fully tiled walls, chrome radiator/towel rail.

#### STUDY

16'3" x 10'3"

Two double glazed windows, radiator.

#### KITCHENETTE

16'2" x 5'5"

Stainless steel single drainer sink unit, cupboards under, radiator.

#### ENTRANCE HALL

#### LEISURE SUITE

49'6" x 19'0"

HEATED SWIMMING POOL 27'0" x 12'0"

Seven double glazed windows, sliding double glazed windows to garden, ten wall lights, shower cubicle, Harvia STEAM ROOM, PLANT ROOM with dehumidifier filtration system, two oil central heating boilers.

#### STAIRS FROM GALLERIEID RECEPTION HALL

#### TO FIRST FLOOR GALLERIED LANDING

#### MASTER BEDROOM SUITE COMPRISING

#### BEDROOM

23'6" x 16'0"

Built in wardrobes, chest of drawers, access to loft, double glazed door to front balcony. Double glazed sliding patio windows to West facing balcony 24'6" x 18'0" power and light.

#### ENSUITE BATHROOM

16'7" x 7'8"

White suite comprising panelled bath, low flush WC and vanity unit with inset hand basin, tiled shower cubicle with shower, tiled floor, fully tiled walls, chrome radiator/towel rail.

#### LAUNDRY ROOM

8'6" x 5'2"

Cylinder and airing cupboard, radiator.

#### SHOWER ROOM

8'4" x 5'6"

White suite comprising low flush WC and vanity unit with hand basin, tiled shower cubicle with shower, chrome radiator/towel rail.

#### BATHROOM

10'2" x 8'6"

Panelled bath, low flush WC, vanity unit with inset hand basin, tiled floor, fully tiled walls, shaver point, chrome radiator/towel rail, radiator.

#### LANDING

#### BEDROOM

13'6" x 12'6"

Radiator.

#### BEDROOM

14'2" x 8'7"

Radiator.

#### BEDROOM

19'5" x 14'4"

Fitted wardrobes and chest of drawers, double glazed window to front balcony, three double glazed windows, radiator.

#### DRESSING AREA

With shelving and radiator.

#### ENSUITE SHOWER ROOM

8'6" x 6'7"

White suite comprising low flush WC and vanity unit with hand basin, tiled shower cubicle with shower, tiled floor, fully tiled walls, chrome radiator/towel rail.

#### GARDEN ROOM / HOME OFFICE

17'0" x 7'4"

Tiled floor, two double glazed windows and sliding double glazed windows to garden, double doors to rear, cupboard and drawer units, electric heater.

#### CLOAKROOM

Low flush WC and hand basin.

#### DOUBLE GARAGE

20'0" x 19'9"

Electrically operated up and over door.

#### EXTERNALLY

Large gravelled car parking area with a turning circle. Exterior lighting.

#### GARDENS AND GROUNDS

The gardens are extensively lawned with herbaceous borders, shrubberies, Orchard, specimen trees, two resin patios and paths, large west facing gravelled garden with seating area. There is a large mown paddock of pasture to the South with mature trees and hedgerow and fence boundaries. The land continues to the North and extends down to an area of woodland and a brook. The house, gardens and land extend in all to about 8.5 acres.

#### SERVICES

Mains water and electricity. Septic tank drainage. House Oil fired central heating. Annexe LPG central heating.

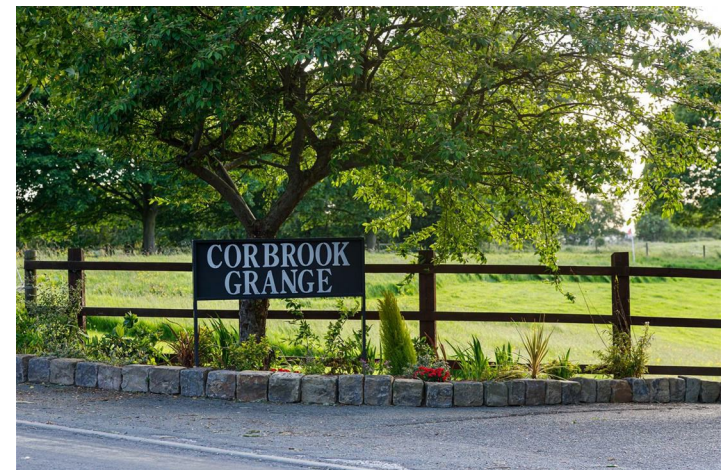
N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

#### TENURE

FREEHOLD

#### VIEWING

By appointment with Baker Wynne and Wilson  
38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
Tel: 01270 625214





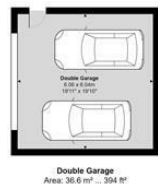
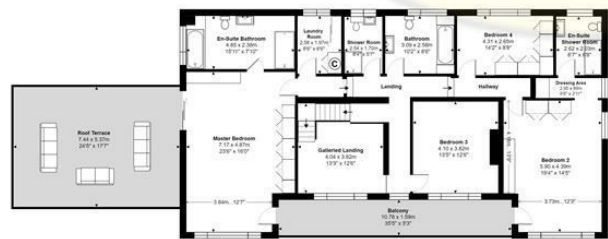
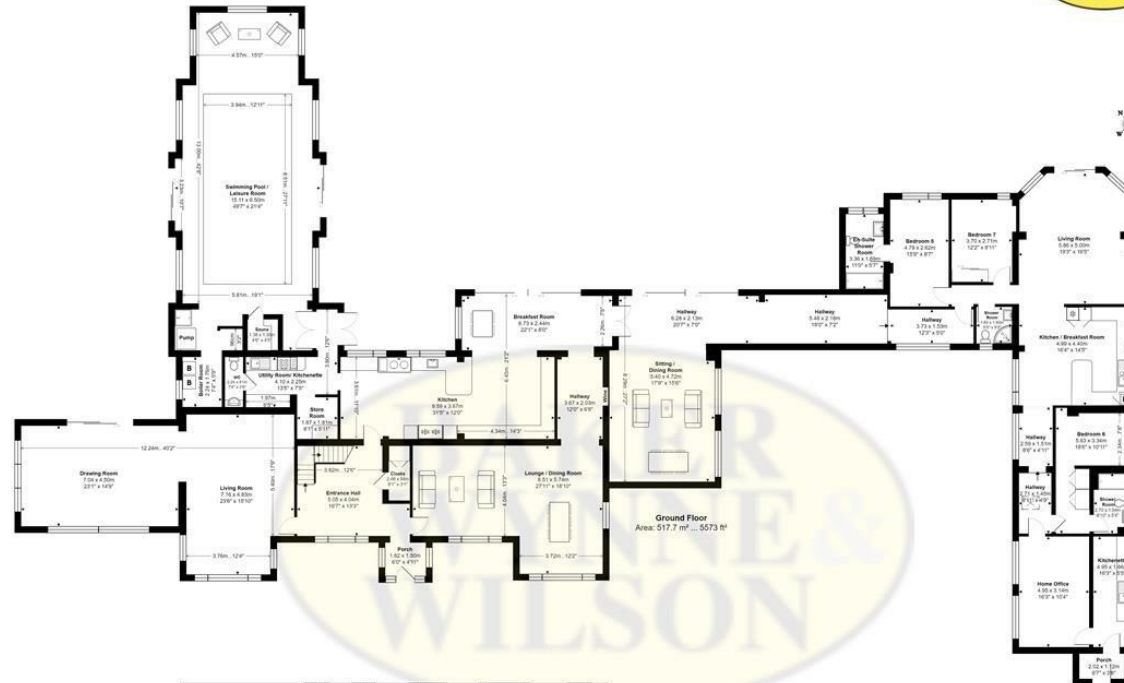
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**First Floor**  
 (Excludes Roof Terrace & Balcony)  
 Area: 160.8 m<sup>2</sup> ... 1731 ft<sup>2</sup>

Main House Approximate Gross Internal Area: 678.5 m<sup>2</sup>... 7303.31 ft<sup>2</sup> (Excludes Roof Terrace and Balcony)  
 Total Approximate Gross Internal Area: 743.8 m<sup>2</sup> ... 8006 ft<sup>2</sup> (Includes Double Garage, Summer House / Home Office & Shipping Container. Excludes Roof Terrace and Balcony)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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