



Moss Hill Cottage, Moblake, Audlem, CW3 0HU

Guide Price £500,000

**BAKER
WYNNE &
WILSON**

GUIDE PRICE £500,000 TO £550,000

A DISTINCTIVE AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW IN A LOVELY GARDEN SETTING WITH AN EXCELLENT PADDOCK OF LAND AND A 300 SQUARE FOOT IMPLEMENT STORE, ENJOYING OPEN VIEWS OVER ITS GROUNDS AND COUNTRYSIDE BEYOND, ONE MILE FROM AUDLEM VILLAGE CENTRE.

SUMMARY

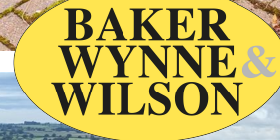
Entrance Porch, Reception Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Master Bedroom with Ensuite Shower Room, Two Further Double Bedrooms, Bathroom, Oil Central Heating, Double Glazed Windows, Integral Tandem Double Garage, Workshop, Implement Store, Summer House, Garden Shed, Gardens, Paddock of Pasture. In all about 2 ACRES.

DESCRIPTION

Moss Hill Cottage occupies a slightly elevated position on Long Hill Lane. It was built in the early 1980's of brick under a tiled roof and approached over a block paved drive. The accommodation extends to about 1350 square feet plus the integral tandem double garage (300 square feet). Aesthetically it is interesting and appealing and ideal for those who want a single storey dwelling. We envisage that the next owners will want to modernise and adapt the accommodation to their own taste and specification.

This property is offered for sale with no on going chain, has been priced at a deliberately fair level and a viewing is essential to understand the rarity value of what is on offer.

Externally there is also much to be recommended. There is a well stocked garden and paddock of permanent pasture. The land is ideal for those with equestrian or small stock keeping interests and gives the overall feel of substantial space and openness.



LOCATION & AMENITIES

The property is situated about one mile from Audlem village centre. Audlem is an attractive country village, the centre of which is designated as a conservation area, well known for its historic church dating back to 1279. Also of interest is the Shropshire Union canal which runs close to the village centre and the former Grammar school which was built during the reign of James the First. The sought after, award winning, village of Audlem caters for daily needs with a local co-operative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, two cafes, three public houses and a medical centre.

On the educational front there is a primary school in Audlem (Ofsted Good) and the bungalow lies in the catchment area for Brine Leas high school/BL6 sixth form (Ofsted Good).

APPROXIMATE DISTANCES

Nantwich 8 miles.

Crewe 10 miles with its intercity rail network (London Euston 90 minutes, Manchester 40 minutes).

Market Drayton 7 miles.

Newcastle Under Lyme 13.5 miles.

Shrewsbury 25 miles.

Chester 26 miles.

M6 motorway (junction 16) 11 miles.

DIRECTIONS

From Nantwich take the A539 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6.5 miles into Audlem, with a church on your left, turn left, proceed for about 1 miles, turn left into Longhill Lane, proceed for 300 yards and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Quarry tiled floor.

RECEPTION HALL

18' x 5'7" plus recess

Marble tiled floor, uPVC double glazed entrance door and two picture windows, access to loft, inset ceiling lighting, ceiling cornices, cylinder and airing cupboard, radiator.

INNER HALLWAY

7'6" x 5'3"

Two fitted double wardrobes.



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LIVING ROOM

17'8" x 14'8" into bay

Brick fireplace with timber mantle, TV console and wood burning stove, double glazed bay window with bench seating and storage under, ceiling cornices, double glazed french windows to rear, radiator.

DINING ROOM

14'6" x 9'5"

Ceiling cornices and dado rail, radiator.

KITCHEN/BREAKFAST ROOM

12'5" x 10'5"

Stainless steel one and half bowl single drainer sink unit with cupboards under, range of light oak units comprising floor standing cupboard and drawer units with worktops, wall cupboards and shelving, Newworld integrated oven and grill, whirlpool four burner ceramic hob unit with extractor hood above, Beko integrated dishwasher, corner bench seating for three with storage under and breakfast table, inset ceiling lighting, radiator.

UTILITY ROOM

6'4" x 5'5"

Stainless steel single drainer sink unit, cupboard under, plumbing for washing machine, wall cupboards, pantry cupboard, door to side.

CLOAKROOM

Low flush W/C.

BEDROOM NO. 2 WITH DRESSING AREA

16'2" x 10'

Two double wall lights, ceiling cornices, radiator.

BEDROOM NO. 3

12'1" x 7'9"

Two built in double wardrobes, ceiling cornices, dado rail, radiator.

MASTER BEDROOM

16'6" x 15'10" overall

Fitted furniture comprising four built in double wardrobes, dressing table and two bedside cabinets, double glazed window and french window to rear garden.

ENSUITE SHOWER ROOM

White suite comprising pedestal hand basin and Saniflo low flush W/C (not operational), tiled shower cubicle with Triton shower, fully tiled walls, chrome radiator/towel rail.

BATHROOM

11'9" x 7'4"

White suite comprising part sunken tiled panel bath with mixer shower, bidet, low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with Triton shower, three double glazed windows, half tiled walls, tiled floor, chrome radiator/towel rail.

OUTSIDE

Integral tandem double GARAGE 25'8" plus recess x 9', two pairs of double doors, two personal doors in recess, oil central heating boiler and attached to the garage is a WORKSHOP 10' x 9', Garden Shed, Aluminium frame Greenhouse with vine, Summer House with power and light, block paved car parking area. Outside taps. Exterior light.

GARDENS

The front garden enjoys a Westerly aspect and is lawned with hedgerow, shrubs, conifers and specimen trees. The rear garden enjoys a South Easterly aspect and is lawned with raised hedgerow borders, roses, stone water feature, conifers, plum trees, block paved patio and flagged patio. A gate leads to the land.

PADDOCK

A productive paddock of permanent pasture extends to the East of the property with post and wire and hedgerow boundaries. IMPLEMENT STORE about 20' x 15' of timber construction under a corrugated roof with a concrete base.

AGRICULTURAL ACCESS

There is a separate access to the paddock via a field gate, off Longhill Lane, 150 yards from the entrance to Moss Hill cottage.

SERVICES

Mains water and electricity. Septic tank drainage. N.B. Tests have not been made of electrical, water, 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

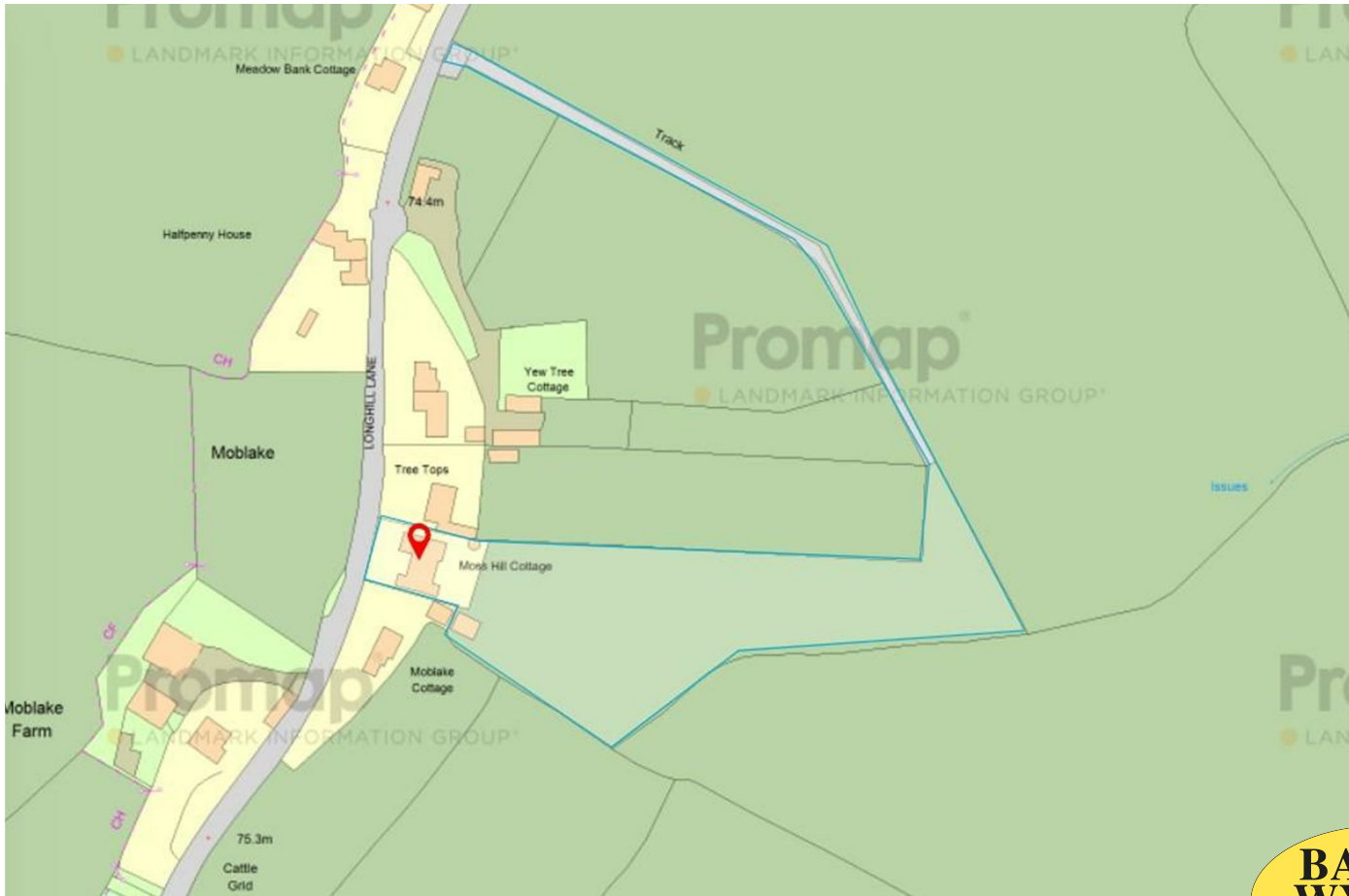
COUNCIL TAX

Band E.

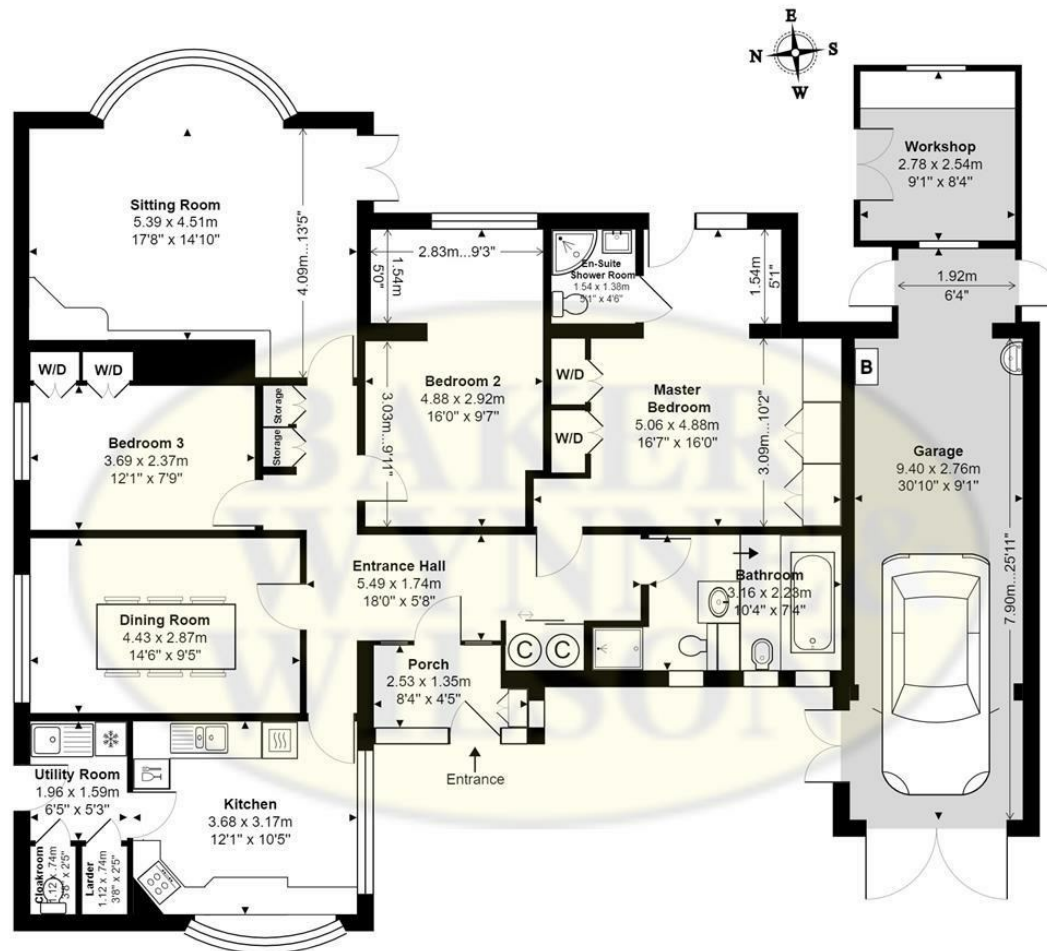
VIEWING

Viewings by appointment with Baker, Wynne and Wilson. Telephone: 01270 625214





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MOSS HILL COTTAGE, LONGHILL LANE, MOBLAKE, AUDLEM, CHESHIRE, CW3 0HU

Approximate Gross Internal Area: 164.3 m² ... 1768 ft² (Includes Garage & Workshop)

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. Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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