



Malkiln Farm Woore Road, Buerton, Crewe, CW3 0DA
£795,000

**BAKER
WYNNE &
WILSON**

A FINE DETACHED COUNTRY HOUSE WITH GARDENS AND GROUNDS EXTENDING TO ABOUT 1.50 ACRES IN A MOST APPEALING, SLIGHTLY ELEVATED, POSITION, ENJOYING A DELIGHTFUL SOUTHERLY ASPECT OVER ROLLING COUNTRYSIDE, 1.5 MILES FROM AUDLEM VILLAGE CENTRE. NO CHAIN

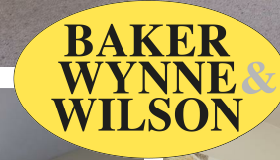
SUMMARY

Entrance Hall, Living Room, Sitting Room, Breakfast/Kitchen, Rear Hall, Inner Hall, Cloakroom, Utility Room, Dining/Garden Room, Landing, Four Bedrooms, Bathroom, Oil Central Heating, Part uPVC Double Glazed Windows, Outbuilding, Car Parking and Turning Area, Formal Gardens and Paddock. In all about 1.50 acres.

DESCRIPTION

The property is of brick construction under a tiled roof and is approached through electrically operated gates over sweeping tarmacadam drive to a car parking and turning area. The house is one of character and appeal which has been modernised in recent years. The well planned family sized accommodation is tastefully appointed throughout. There is also exciting scope for the next buyer to impose their own ideas and personality into the interior. The house extends to about 2,000 square feet (gross internal) plus the Outbuilding. It ideally lends itself to extension (subject to planning permission) and because of its setting and size of grounds we consider that that would be well worth while. Planning permission has been granted for the construction of a detached double garage.

The three individual detached former barns to Malkiln Farm have recently been sold and renovated to a high specification. The owners of the barns will use the entrance drive but ownership will remain with the Farmhouse.



LOCATION & AMENITIES

The property lies 1.5 miles 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. It provides a number of local shops including a chemist, butchers, local co-operative store and health centre, three cafes, two public houses and a wide variety of community activities. The village has a good Ofsted rated primary school and lies within the catchment area of the Good Ofsted rated Brine Leas School/BL6 Sixth Form College.

Approximate Distances:

Nantwich 7 miles

Market Drayton 7 miles

Crewe 11 miles

Newcastle Under Lyme 14 miles

Stoke on Trent 15 miles

Chester 26 miles

Shrewsbury 25 miles

Intercity Rail Network at Crewe (London Euston 90 minutes, Manchester 40 minutes)

M6 Motorway (junction 16) 11 miles.

DIRECTIONS

From Nantwich, take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6.5 miles into the village of Audlem. With the church on your left hand side, turn left and proceed for 1.5 miles into Buerton and the entrance to Maltkiln Farm is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

7'9" x 7'9"

Inset matwell, two windows, radiator.

LIVING ROOM

23'0" into bay x 12'0"

Wrought iron working fireplace with tiled hearth, bay window, TV aerial and telephone points, underfloor heating, double glazed French windows to South West facing patio.



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SITTING ROOM

16'6" max x 13'4"

Brick fireplace with painted timber surround housing Clearview wood burning stove, bay window, TV aerial point, exposed beams.

BREAKFAST/KITCHEN

14'7" x 13'9"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, oil fired Rayburn for cooking and domestic hot water, integrated oven and four burner ceramic hob unit with extractor hood above, three windows, wine rack, four spot lights, painted beamed ceiling, quarry tiled floor.

INNER HALL

8'6" x 4'9"

CLOAKROOM

7'9" x 5'8"

Hand basin and low flush W/C, double glazed window, built in cupboard, under stairs store with underfloor heating controls.

UTILITY ROOM

9'2" x 8'6"

Stainless steel single drainer sink unit, cupboard under, Mistral oil fired boiler, plumbing for washing machine, quarry tiled floor.

DINING/GARDEN ROOM

15'3" x 10'0"

Exposed beams, two windows (one double glazed) with delightful views over the garden and open countryside beyond, three double wall lights, radiator.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

20'10" x 7'10"

Two windows (one double glazed), ceiling cornices, radiator.

BEDROOM NO. 1

15'8" x 15'3"

Two built in double wardrobes and two built in cupboards, two double glazed windows enjoying superb views over gardens and countryside beyond, radiator.

BEDROOM NO. 2

12'0" x 11'10"

Cylinder and airing cupboard, two windows, radiator.

BEDROOM NO. 3

11'10" x 11'6"

Built in double wardrobe and dressing table, two windows, radiator.

BEDROOM NO. 4

7'9" x 6'4"

Radiator.

BATHROOM

8'5" x 6'2"

White suite comprising panel bath with mixer shower and Mira sport shower over, pedestal hand basin and low flush W/C, mirror and light fitting, part tiled walls, two bathroom cabinets, radiator.

OUTSIDE

Large tarmac car parking and turning area to the West of the house. Gravel car parking area in front of the house. Timber constructed SHED 20'0" x 9'0", timber open front STORE 12'0" x 9'6", concrete yard with brick built tiled roof detached BUILDING comprising wood store and four kennels 33'0 x 14'0". Exterior lighting oil tank.

GARDENS

The principle gardens enjoys a South Westerly aspect and are extensively lawned with a large blocked paved terrace with Victorian style street lamp. There is a paddock, and orchard to the West of the house.

SERVICES

Mains water and electricity. Septic tank drainage.

TENURE

Freehold.

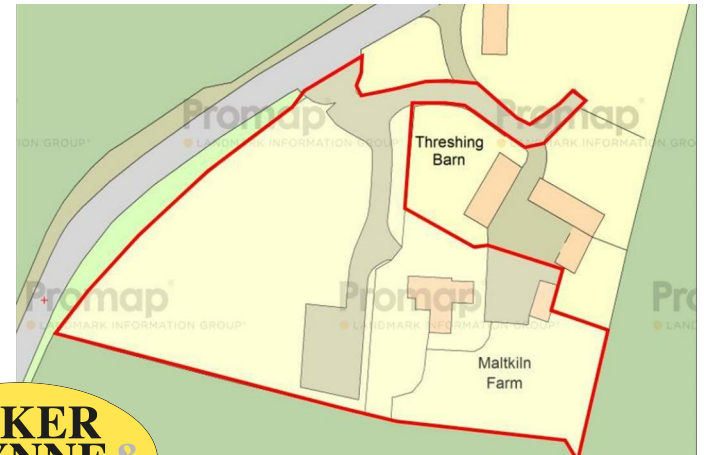
COUNCIL TAX

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VIEWING

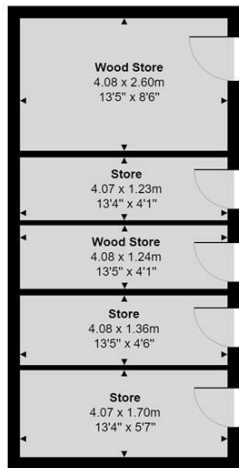
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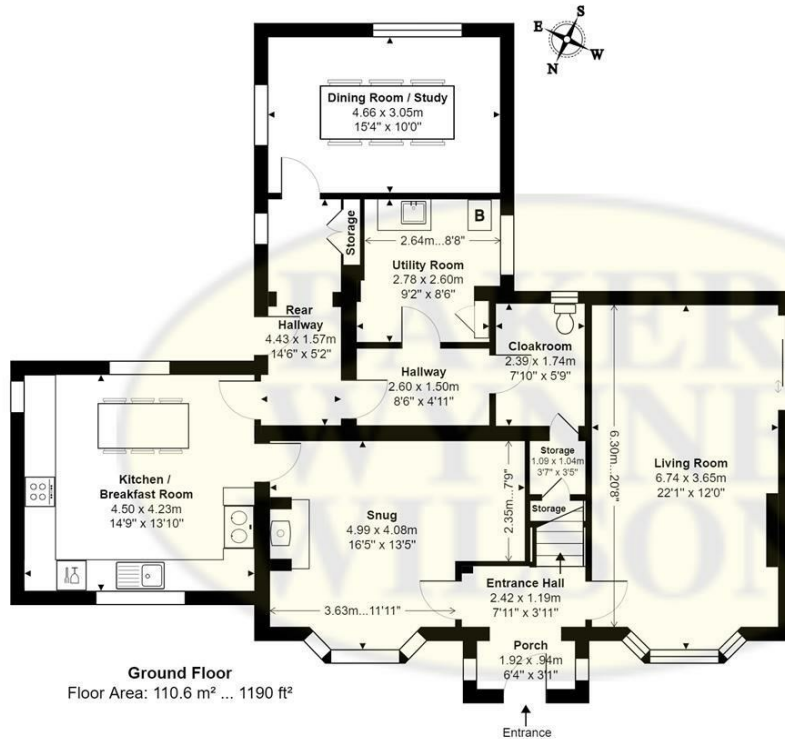


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Outbuilding
Floor Area: 35.0 m² ... 377 ft²



Ground Floor
Floor Area: 110.6 m² ... 1190 ft²



First Floor
Floor Area: 78.3 m² ... 843 ft²

MALTKILN FARM, WOORE ROAD, BUERTON, CREWE, CHESHIRE, CW3 0DA

Approximate Gross Internal Area: 223.9 m² ... 2410 ft² (Includes Outbuilding)

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 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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