



The Coach House, 36B Salford, Audlem, Cheshire, CW3 0BJ
£575,000

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WYNNE &
WILSON**

A HANDSOME AND UNIQUE CONVERSION OF A DETACHED PERIOD COACH HOUSE IN A SPECIAL SOUTH FACING GARDEN SETTING, 500 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Porch, Reception Hall, Shower Room, Utility Room, Living Room, Kitchen/Dining Room, Two Double Bedrooms, Bathroom, Integral Garage, Oil Central Heating, Hardwood Double Glazed Windows, Car Parking Space, Gardens. Option Land.

DESCRIPTION

The Coach House is constructed of brick under a tiled roof and approached over a block paved drive. It is a most individual and thoughtfully designed split level property converted from the former Coach House to Beech House. The renovation was carried out by John Williams, a local builder of repute. This charming home offers an adaptable living space of 1,350 square feet plus the integral garage (225 square feet) and has been refurbished to an excellent standard. A particular feature being the well proportioned living room with French windows enjoying a Southerly aspect over the well nurtured gardens.

Externally, the gardens are a delight, have matured over the years and provide colour and interest through the seasons.

LAND

The purchaser of The Coach House will have the option of acquiring 0.6 acres of land to the North of the house comprising Orchard, Paddock and Copse.



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LOCATION & AMENITIES

The Coach House is located in a peaceful back water position 500 yards from Audlem village centre. Audlem was mentioned in the Doomsday book as Aldelyme, and Edward 1 granted 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 93 feet 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 (7 miles) offers a more comprehensive range of services with High Street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) is 11 miles. Manchester Airport 40 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).

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem.

DIRECTIONS

From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about 6.5 miles into Audlem, with the church on your left, turn left, proceed for 400 yards, turn left into Salford, bear right into a private drive and the property is located straight ahead.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

5'0" x 4'1"
Oak floor.

RECEPTION HALL

14'0" x 9'10"
Oak floor, fitted bookshelves, radiator.

BEDROOM NO. 2

13'11" x 11'7"
Fitted triple wardrobe, two double glazed windows, two radiators.



HALLWAY

6'10" x 3'5"

Hanging fitting door to garage.

SHOWER ROOM

7'11" x 6'6"

White suite comprising pedestal hand basin and low flush W/C, shower cubicle with shower, mirror and light fitting, tiled floor, chrome radiator/towel rail.

UTILITY ROOM

11'9" x 7'0"

Single drainer sink unit, cupboard under, wall cupboards, space under worktop and plumbing for washing machine and tumbler dryer, radiator.

CLOAKS CUPBOARD

Tiled floor, wall cupboard.

STAIRS FROM RECEPTION HALL TO FF LANDING

9'11" x 7'5"

Part vaulted ceiling.

BEDROOM

14'4" x 11'6"

Fitted furniture comprising two double wardrobes, two dressing tables, two bedside cabinets, cupboards and shelving, vaulted beamed ceiling, double glazed window and double glazed round window, two radiators.

WET ROOM

10'9" x 9'11"

White suite comprising panel bath, low flush W/C and vanity unit with inset hand basin, cabinet and mirror, walk-in shower with shower and seat, part tiled walls, cylinder and airing cupboard, round double glazed window, two spot light fittings, vaulted beamed ceiling, radiator/towel rail.

LIVING ROOM

16'6" x 13'6"

Vaulted beamed ceiling, two double glazed windows and double glazed windows to patio, two radiators.

KITCHEN/DINING ROOM

19'2" x 15'0"

An excellent range of units comprising floor standing cupboard and drawers with Minerelle worktops, wall cupboards, dresser unit, integrated Franke double bowl single drainer sink unit, Neff integrated dishwasher (not operational), Neff integrated oven and microwave (not

operational), Neff four burner hob unit with extractor hood above, Blomberg integrated refrigerator and freezer, two spot light fittings, stable door to rear, tiled floor, radiator.

OUTSIDE

Oil fired boiler (2020). Exterior lighting, Summer House with flagged patio. The Coach House is approached over a private tarmac drive (owned by Turnstones) to a block paved car parking and turning area. A field gate provides access to the optional land.

GARDENS

The gardens are extensively lawned with copper beech hedge, herbaceous borders, shrubs, fir tree, Summer House and a water feature.

OPTION LAND

The purchaser of The Coach House will have the option of acquiring 0.6 acres of land to the North of the house comprising Orchard, Paddock and Copse. NB. A footpath goes through the orchard from Mount Pleasant into Salford.

TENURE

Freehold.

COUNCIL TAX

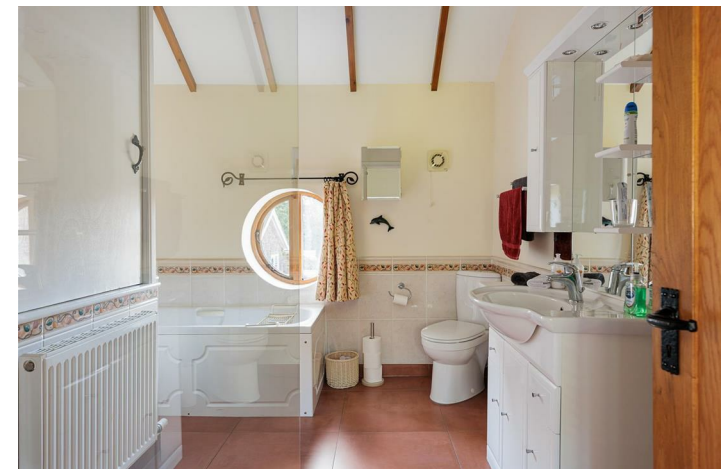
Band E.

SERVICES

Mains water (meter), electric and 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.

VIEWINGS

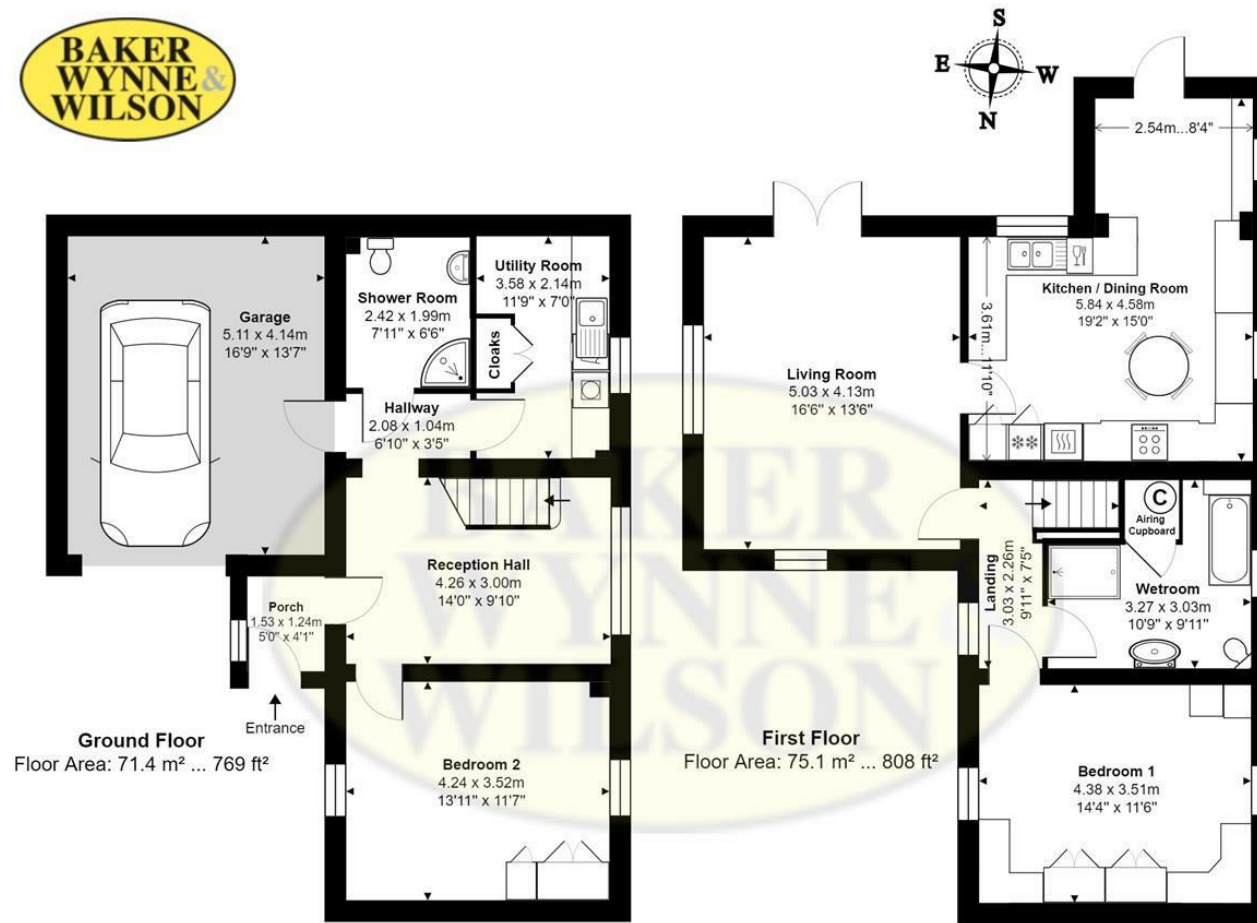
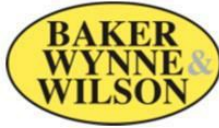
By appointment with Baker Wynne & Wilson
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THE COACH HOUSE, 36B SALFORD, AUDLEM, CHESHIRE, CW3 0BJ

Approximate Gross Internal Area: 146.5 m² ... 1577 ft² Includes 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.
 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		73
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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