



Turnstones, 36 Salford, Audlem, Cheshire, CW3 0BJ

Guide Price £750,000

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A DISTINCTIVE, WELL APPOINTED, SEMI DETACHED PERIOD HOUSE IN A SPECIAL SOUTH EASTERLY GARDEN SETTING, 500 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Reception Hall, Cloakroom, Living Room, Dining Room, Sitting Room, Kitchen/Breakfast Room, Hallway, Cloaks, Pantry, Utility Room, Landing, Living Area/Potential Bedroom No. 5, Four Double Bedrooms, Two Bathrooms, Dressing Area, Three Attic Rooms, Oil Central Heating, Double Glazed Windows, Workshop/Store, Car Parking and Turning Area, EV Charging Point, Gardens.



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DESCRIPTION

An impressive semi detached house, constructed of brick under a tiled roof and approached over its own private tarmac drive to a gravel Courtyard, car parking and turning. The house dates back in part to the mid 18th Century and was modernised, enlarged and reconfigured in 2006 by John Williams, a local builder of repute. The accommodation extends to about 2,960 square feet (gross internal) plus the Attics (729 square feet). Originally a detached house, Turnstones is attached to Beech House, a Victorian villa, only at the rear. Indeed, Turnstones has the feel of a detached property, particularly in relation to the high level of privacy which the house and gardens offer. Turnstones and its immediate neighbour, The Coach House, have been in the Thornton family for 98 years. The overall impression is that of a house that has retained its sense of history and character, combined with modern day living concepts and design expertise, the whole being a splendid, well lit, family home.

Turnstones benefits from private and beautifully presented mature gardens to the side and rear. With a marvellous feel the large gardens feature lawns, well tended mature shrubs, a kitchen garden and an entertaining area overlooking open countryside. The gardens provide colour and interest through the seasons.



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LOCATION & AMENITIES

Turnstones is located in a peaceful back water position 500 yards from Audlem village centre. Audlem was mentioned in the Domesday 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). Private schooling in the area includes Newcastle High School, The Grange at Hartford, The King's and Queen's in Chester and Ellesmere

College.

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 on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL
17'10" x 13'1"

Oak veneer floor, two radiators.

CLOAKROOM
9'5" x 5'1"

White suite comprising low flush W/C and pedestal hand basin, plumbing for shower, tiled floor, door to Sitting Room/Home Office, radiator.

SITTING ROOM/HOME OFFICE
14'1" x 12'7"

Two double glazed windows, oak veneer floor, radiator.

LIVING ROOM
24'10" x 15'11"

Clearview Vision 500 wood burning stove,



tiled hearth , two double glazed windows with shutters, double glazed sliding windows with shutters to garden, ceiling beam, oak veneer floor, three radiators.

DINING ROOM
16'1" x 14'4"

Clearview Pioneer 400 wood burning stove, tiled hearth, fitted cupboards and bookshelves, exposed beamed ceiling, oak veneer floor, double glazed door to rear, window to kitchen, radiator.

KITCHEN/BREAKFAST ROOM
13'10" x 12'11"

1993 Christians kitchen comprising floor standing cupboard and drawer units with Corian worktops, integrated Corian double bowl single drainer sink unit, wall cupboards, wine rack and shelving, Neff integrated dishwasher, Rangemaster cooker, Amtico floor, part tiled walls, extractor hood.

HALLWAY
5'11" x 5'11"
Tiled floor.

CLOAKS
5'5" x 3'8"
Tiled floor, hanging fitting storage shelf above.

REAR HALL
15'2" x 3'2"
Tiled floor, radiator.

WALK IN PANTRY
6'4" x 4'6"
With shelving.

UTILITY ROOM
14'9" x 8'5"

Space under worktop and plumbing for washing machines and tumble dryer, tiled floor, oil fired central heating boiler (2017), Belfast sink, built in cupboards, radiator.

STAIRS FROM RECEPTION HALL TO FF LANDING
11'2" x 3'9"

Oak veneer floor, radiator.

LIVING AREA/POTENTIAL BEDROOM 5
16'2" x 13'1"

Built in wardrobe, cupboard, beamed ceiling, two up lights, door to attic, radiator.

BATHROOM
11'2" x 9'11"

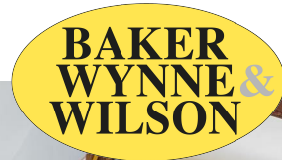
White suite comprising panel bath, pedestal hand basin and low flush W/C, shower cubicle with shower, tiled floor, radiator.

BEDROOM NO. 2
14'6" x 14'1"

Two double glazed windows, oak veneer floor, radiator.

INNER LANDING
14'5 x 3'0"

Ceiling beam.



DRESSING AREA

6'0" x 5'11"

Velux double glazed roof light, up light, radiator.

BEDROOM NO. 1

14'5" x 12'10"

Original oak floor, ceiling beam, double glazed window, radiator.

BATHROOM

12'3" x 7'6"

White suite comprising panel bath, low flush W/C and vanity unit with inset hand basin, shower cubicle with shower, tiled floor, radiator.

BEDROOM NO. 3

13'11" x 12'11"

Double glazed window, radiator.

BEDROOM NO. 4

16'2" x 10'11"

Two double glazed windows, oak veneer floor, two radiators.

STAIRS LEADING FROM LIVING AREA/POTENTIAL BEDROOM TO ATTICS

Comprising three attics, measuring 15'10" x 14'4", 13'3" x 7'5" and 15'10" x 13'2" One window. Restricted headroom. Plus further Attic storage 15'10" x 11'4"

OUTSIDE

Courtyard providing gravel car parking and turning. Two log stores, greenhouse, oil tank, EV charging point. Brick built tiled roof detached WORKSHOP/STORE 19'6" x 18'0" door, power and light. Potential to convert back to a garage.

GARDENS

The gardens are extensively lawned with a sunken South facing York stone flagged patio with rockery surround, copper beech hedge, flower and herbaceous borders and kitchen garden. At the top of the garden there is an outside entertaining area enjoying wonderful views over countryside and comprising York stone flagged seating area, a Summer House (requiring some updating) and a garden tools shed.

SERVICES

Mains water (meter), electricity 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.

COUNCIL TAX

Band G payable 2024/25 £3,701.90.

VIEWINGS

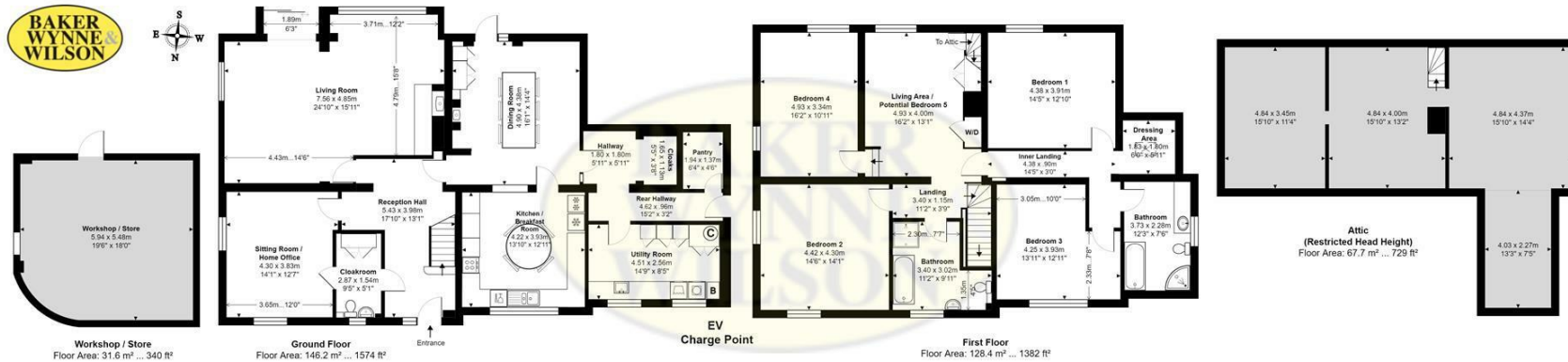
By appointment with Baker Wynne & Wilson
01270 625214



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TURNSTONES, 36 SALFORD, AUDLEM, CHESHIRE CW3 0BJ
 Approximate Gross Internal Area: 373.9 m² ... 4025 ft² Includes Workshop / Store & Attic Space
 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	57	68
(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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