



Courtlyn Audlem Road, Hankelow, Crewe, CW3 0JA

Guide Price £585,000

**BAKER
WYNNE &
WILSON**

A FINE INDIVIDUAL 1930'S DETACHED HOUSE OF CHARACTER AND APPEAL WITH LAND EXTENDING TO ABOUT .55 OF AN ACRE, IN THE HEART OF HANKELow, OVERLOOKING THE VILLAGE GREEN AND DUCK POND, ONE MILE FROM AUDLEM VILLAGE.

SUMMARY

Entrance Porch, Entrance Hall, Living Room/Dining Room, Conservatory, Sitting Room, Kitchen/Breakfast Room, Utility Room, Shower Room, Side Porch, Landing, Three Double Bedrooms, Childs Bedroom No. 4, Two Bathrooms, Oil Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens, Two Post and Rail Paddocks, Timber Range comprising Two Loose Boxes. In all about .55 of an acre.

DESCRIPTION

Courtlyn was built in 1938 by Norman Timmis of brick under a tiled roof and is approached over a wide tarmacadam drive. It was expertly enlarged and modernised by Miles Williams in 1986 and extends to about 1,950 square feet including the conservatory. The house offers tremendous scope to be further enhanced and subject to planning, extended. None of this precludes moving into the house exactly as it is and enjoying its many attributes.

Externally there are two paddocks of pasture extending to the North and East. The land is suitable for grazing a horse or livestock. There is a timber range comprising two loose boxes which are in need of some repair.

LOCATION & AMENITIES

Hankelow is a charming hamlet with a chapel, recently refurbished, White Lion pub/restaurant, village green and duck pond, all within 50 yards of Courtlyn. Audlem village centre is 1.25 miles and is an attractive country village providing a number of local shops including post office, chemist, butchers, local co-operative store and newsagent, health centre, modern primary school, three cafes, three public houses and a wide variety of community activities.

Nantwich has a choice of shopping facilities, social amenities and sporting facilities. There is a primary school in Audlem and the house lies in the catchment area of Brine Leas Secondary School/BL6 Sixth Form.



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APPROXIMATE DISTANCES

Nantwich 5 miles, Crewe (Intercity Rail Network London Euston 90 minutes, Manchester 40 minutes) 9 miles, M6 motorway (junction 16) 11 miles, The Potteries 15 miles, Chester 23 miles, Manchester Airport 36 miles.

DIRECTIONS

To find the property from Nantwich, take the A529 for about five miles into Hankelow and the property is located on the left hand side.

ACCOMMODATION

With approximate distances comprises:

ENTRANCE PORCH

4'10" x 6'6"

Quarry tiled floor.

ENTRANCE HALL

6'10" x 3'3"

LIVING ROOM/DINING ROOM

25'7" x 11'10"

Double glazed window to front and two double glazed picture windows to side, five single wall lights, sliding double glazed doors to conservatory, two radiators.

CONSERVATORY

12'3" x 12'3"

Brick based, uPVC double glazed windows and door to garden, door to kitchen, fan/light, tiled floor.

SITTING ROOM

14'5" x 12'6" into bay

Brick fireplace, double glazed bay window, ceiling cornices, radiator.

KITCHEN/BREAKFAST ROOM

21'9" x 16'3" maximum 10'8" minimum

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, pantry cupboard, wall cupboards, integrated oven and grill, three double glazed windows and two double glazed roof lights.

UTILITY ROOM

8'8" x 6'6"

Stainless steel single drainer sink unit, cupboards under, plumbing for washing machine and dishwasher.



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SHOWER ROOM

6'5" x 5'0"

Pedestal hand basin, low flush W/C, shower cubicle with Triton shower, Dimplex electric wall heater.

SIDE PORCH

7'3" x 4'7"

Hanging fitting, stable door to side.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

18'3" x 6'6"

Radiator.

BEDROOM

12'1" x 11'3"

Inset shelf, bed light switch, ceiling cornices, radiator.

BEDROOM

12'9" into bay x 10'9"

Picture rail, double glazed bay window, radiator.

CHILD'S BEDROOM NO. FOUR

6'9" x 6'6"

Picture rail, radiator.

BATHROOM

10'9" x 8'4"

Coloured suite comprising low flush W/C, pedestal hand basin and panel bath, cylinder and airing cupboard, two inset display shelves, access to loft, radiator.

BEDROOM

11'4" plus wardrobes x 10'7"

Wall to wall fitted wardrobes, ceiling cornices, radiator.

BATHROOM

11'6" x 4'10"

Coloured suite comprising panel bath, pedestal hand basin, low flush W/C, part tiled walls, radiator.

OUTSIDE

Firebird oil fired central heating boiler. Outside tap. Tarmacadam car parking area/drive with six bar gate leading to the rear garden and paddocks beyond. Oil tank. Timber constructed Range comprising two loose boxes. Two sheds.

GARDENS

The front garden is lawned with borders and copper beech hedge. The small rear garden is lawned with borders and a flagged patio.

LAND

There are two post and rail paddocks of pasture.

SERVICES

Mains water and electricity. Septic tank 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.

TENURE

Freehold.

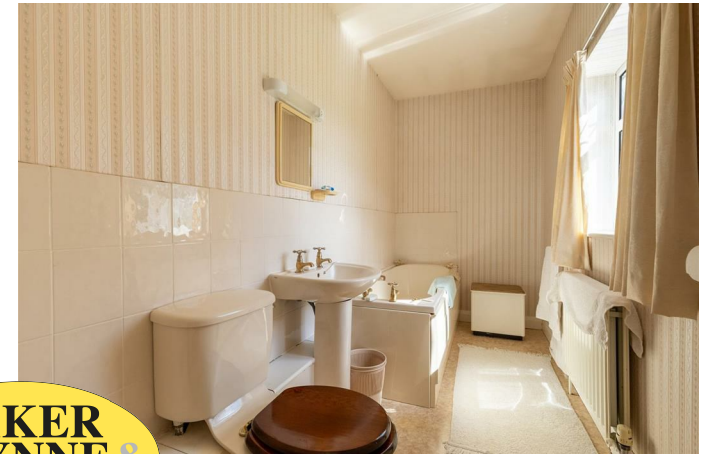
COUNCIL TAX

Band E.

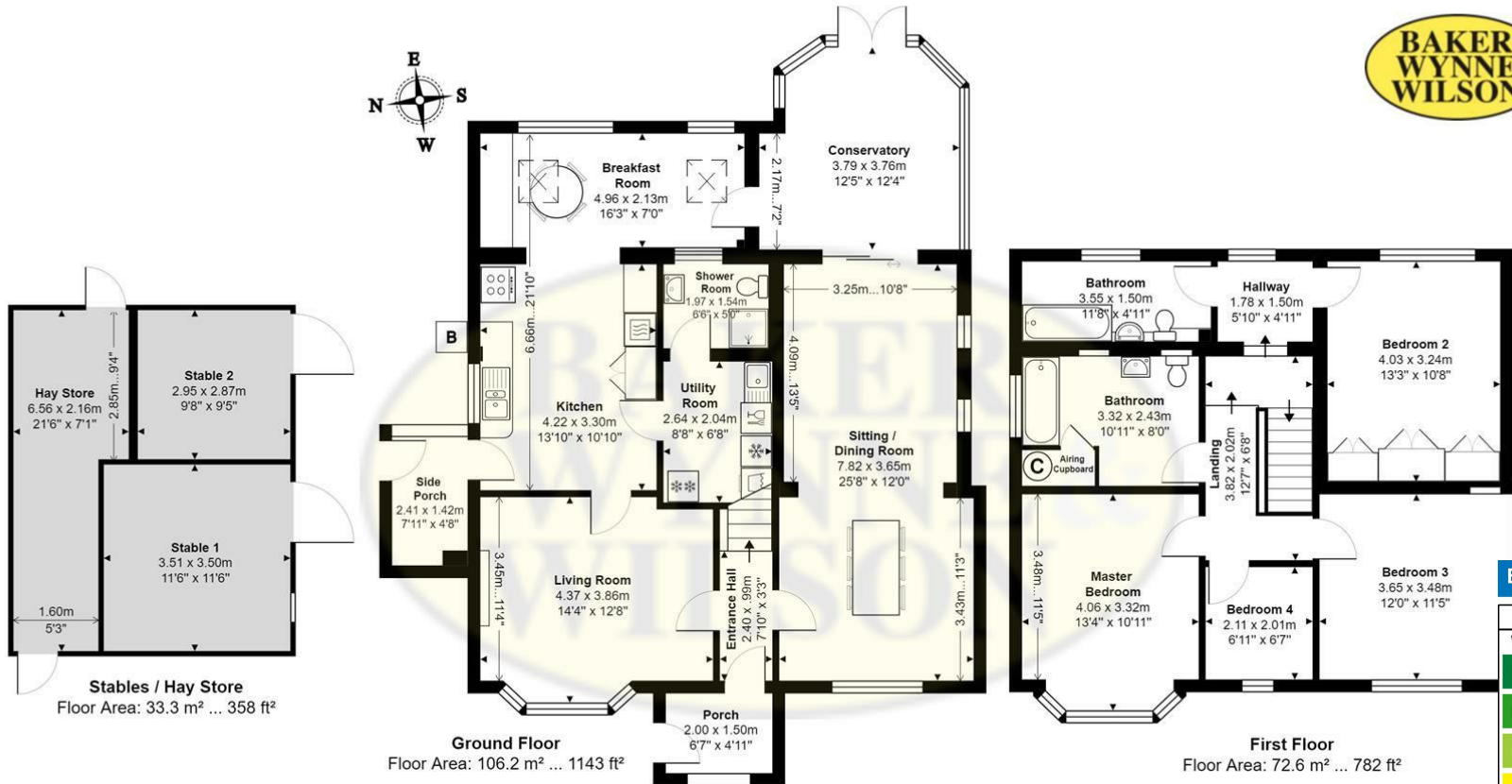
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





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COURTLYN, AUDLEM ROAD, HANKELow, CREWE, CHESHIRE, CW3 0JA

Approximate Gross Internal Area: 212.1 m² ... 2283 ft² Includes Stables / Hay Store

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 | | 67 |
| (39-54) | E | 46 | |
| (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