



The Old School House, 31 Cheshire Street, Audlem, Cheshire, CW3 0AL
Guide Price £375,000

**BAKER
WYNNE &
WILSON**

A STRIKING AND BEAUTIFULLY APPOINTED END CONVERSION OF A VICTORIAN SCHOOL WITH A GORGEOUS LANDSCAPED GARDEN, 200 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

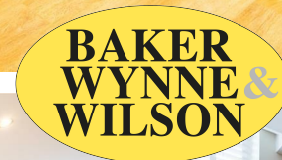
Reception Hall, Cloakroom, Sitting/Kitchen/Dining Room, Landing, Two Double Bedrooms, Bathroom, Air Source Central Heating, Double Glazed Windows, Two Car parking Spaces, Browns of Bolton Bespoke Garden Room/Home Office, Gardens.

DESCRIPTION

The original Audlem primary school dates back to the late 19th Century and was converted into three individual homes in 2005. Constructed of brick under a tiled roof, the property stands nicely back from Cheshire Street, fronted by a courtyard.

Since it was converted, the property has been transformed in nearly every regard and features high quality internal fittings. As one would expect of a dwelling of such history and stature, the property is rich in character. It enjoys extensive natural light and has been heavily invested in by our client.

Outside the real treat is the 55 foot West facing landscaped garden and excellent bespoke garden room/home office. In addition there is plenty of elbow room and two car parking spaces, adjacent to the property, in the courtyard. The property offers a stylish and light living space in an enviable Village setting.



LOCATION AND AMENITIES

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 chemist, butchers, local Co-Operative store, health centre, modern primary school, café, three public houses and a wide variety of community activities. Nantwich, a thriving market town, situated 7 miles north of Audlem, has comprehensive retail, leisure and commercial facilities.

Crewe mainline railway station offers a direct service to London Euston (90 minutes), Junction 16 of the M6 motorway is 12 miles distant. Crewe 11 miles, Whitchurch 8 miles, Stoke on Trent 17 miles, Chester 29 miles, Liverpool and Manchester 45 miles.

DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6.5 miles in to the village and the property is located on the left hand side.

THE ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

15'4" x 2'10"

Karndean flooring, original school entrance door, under stairs cloak store, inset ceiling lighting, radiator.

CLOAKROOM

White suite comprising low flush WC and vanity unit with inset hand basin, half tiled walls, shelving, radiator.



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SITTING/KITCHEN/DINING AREA

21'10" x 17'6"

Refitted in 2021 with a range of bespoke furniture comprising floor standing cupboard and drawers with granite worktops, wall cupboards, book shelves, double Belfast sink, integrated Zanussi oven, grill, microwave and induction hob, integrated fridge freezer, dishwasher and washing machine, two picture lights, inset ceiling lighting, French door to side, four double glazed windows, contemporary wood burning stove, Karndean flooring, two radiators.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

15'4" x 2'10"

Cylinder and airing cupboard with Air Source heat pump controls, access to loft, radiator.

BEDROOM 1

15'6" x 8'10"

Hammonds built in wardrobes, vaulted ceiling with painted beams and wall timbers, two double glazed windows plus double glazed picture window, under eaves storage cupboard, radiator.

BEDROOM 2

15'4" x 7'6"

Two deep built in wardrobes, radiator.

BATHROOM

8'4" x 4'7"

White suite comprising panel bath with shower over, vanity unit with twin inset hand basins and low flush WC, fully tiled walls, tiled floor, double bathroom cabinet with mirrored doors, radiator.

OUTSIDE

Vaillant Air Source heat pump.

Browns of Bolton bespoke insulated GARDEN ROOM/HOME OFFICE 8'9" x 7'3" sliding double glazed patio doors, double glazed window, power and light, two double wall lights, wall heater. TOOL STORE 7'8" X 3'6" power and light. Exterior lighting, outside tap, two outside power point, Aluminium frame green house, Courtyard with car parking space.

GARDENS

The landscaped gardens are a particular feature and provide colour and interest through the seasons. They comprise a large Indian Stone flagged patio, raised herbaceous and flower borders and specimen trees. There is a further Indian Stone seating area in front of the garden room.

SERVICES

Mains water, 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.

TENURE

FREEHOLD

COUNCIL TAX BAND D

VIEWINGS

BY appointment with Baker Wynne & Wilson
01270 625214

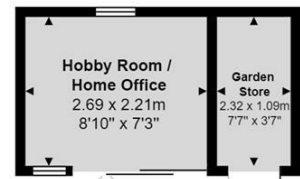
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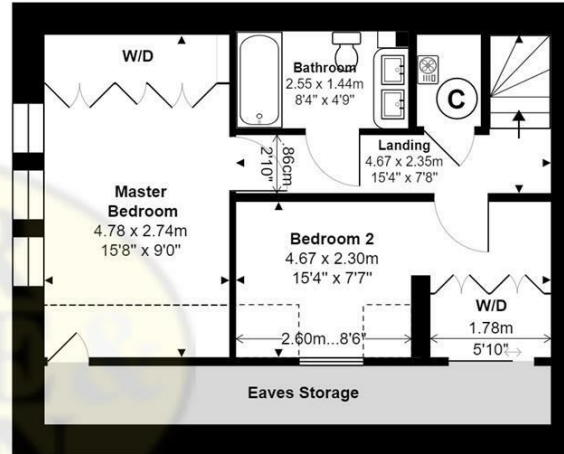




Hobby Room / Home Office / Garden Store
Floor Area: 8.3 m² ... 90 ft²



Ground Floor
Floor Area: 48.5 m² ... 522 ft²



First Floor
Excludes Eaves Storage
Floor Area: 36.0 m² ... 388 ft²

THE OLD SCHOOL, 31 CHESHIRE STREET, AUDLEM, CHESHIRE, CW3 0AL

Approximate Gross Internal Area: 92.8 m² ... 999 ft² (Includes Hobby Room / Home Office / Garden Store, excluding eaves storage)

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		87
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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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Interested? Let's Talk 01270 625214
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