



Buerton House, Woore Road, Buerton, Cheshire, CW3 0DD

Guide Price £795,000

**BAKER
WYNNE &
WILSON**

A CHARISMATIC DETACHED PERIOD COUNTRY HOUSE SET IN BEAUTIFUL AND MATURE SOUTH WEST FACING GARDENS OVERLOOKING OPEN COUNTRYSIDE WITH A LARGE VERSATILE GARAGE BLOCK, TWO MILES FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Reception Hall, Sitting Room, Snug/Dining Room, Living Room, Dining Room, Kitchen, Rear Lobby, Hallway, Butlers Pantry, Shower Room, Landing, Master Bedroom, Bathroom, Bedroom No. 2 with Ensuite Bathroom, Two further Double Bedrooms, Oak Panelled Office, Two Staircases. Utility Room/Workshop, Oil Central Heating, Garage Block comprising Double Garage with Room above, Workshop and Veranda/Entertainment Area, Summerhouse, Double Seat Privy, Car Parking and Turning Area, Gardens. About .65 of an acre.

No Ongoing Chain.

DESCRIPTION

Buerton House is a distinctive detached house constructed of brick under a tiled roof. The approach, off Woore Road, is via impressive brick gate pillars over a block paved drive leading to a large car parking and turning area. The house is rich in character, history and period features. It is believed to date back in part to the late 15th Century with early 17th and 19th Century additions. It is not listed. As is typical of a period house, the room sizes are excellent and this is a home that would accommodate a large family with ease. In total the house extends to about 3,300 square feet (gross internal) with ample versatile space to be adapted to suit individual requirements. The house was modernised 35 years ago and is now ready for further improvements.

Buerton House has been a much treasured home for many years and it will be interesting to see the profile of the next custodians of this splendid one off property.



**BAKER
WYNNE &
WILSON**

LOCATION & AMENITIES

Buerton House occupies a tranquil rural setting in an extremely scenic part of South Cheshire. It is located in Buerton, a rural hamlet which is two miles from Audlem village centre. Audlem is a most attractive country village, the centre of which is designated as a conservation area, well known for its church, which dates back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses, café and a range of shops including a post office. The nearby market towns of Nantwich and Whitchurch are 8 and 11 miles respectively, offering a more comprehensive range of services with high street banks, super markets and out of town retail parks.

Audlem village offers a state primary school (Ofsted Good) and is in the catchment area of Brine Leas Secondary School/BL6 Sixth Form (Ofsted Good) in Nantwich. Private schools including the Newcastle Under Lyme school, Ellesmere College, The Grange at Hartford and Kings and Queens in Chester. On the recreational front, there are football, cricket and tennis clubs within the village and several golf courses locally including Hill Valley in Whitchurch, Wychwood Park beyond Crewe and Market Drayton golf Club. There is extensive walking locally along the Shropshire union canal which passes through Audlem.

Despite its rural location, Buerton House is extremely accessible being approximately 11 miles from Junction 16 of the M6 Motorway permitting daily travel to Manchester, Liverpool, the Potteries and Birmingham. For international travel, Manchester and Birmingham airports are 42 and 62 miles respectively. Travel to London is available via Crewe which is 12 miles from which there is a 90 minute service to London Euston.

DIRECTIONS

From Nantwich, take the A529 into Audlem. At the T junction by the church, turn left onto the A525. After 1.9 miles, the entrance to Buerton House will be seen on the left hand side, immediately before the entrance to The Long Barn.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

17'8" x 8'8"

Minton tile floor, picture rail, double wall light, two windows, understairs store, radiator.

SITTING ROOM

17'6" into bay x 14'9"

Open fireplace with black Victorian marbleised chimney piece and tiled hearth, bay window to front, French windows to the rear garden, beamed ceiling, picture rail, parquet block floor, radiator.

SNUG/DINING ROOM

12'2" x 12'2"

Cast iron fireplace, beamed ceiling, cupboards and shelving, French windows to rear garden, two double wall lights, radiator.

SITTING ROOM

17'9" into bay x 11'10"

Open fireplace with black Victorian marbleised chimney piece and tiled hearth, exposed beams and wall timbers, exposed wattle and daub bay window, picture light, radiator.



**BAKER
WYNNE &
WILSON**



INNER HALLWAY

13'0" x 3'8"
Quarry tiled floor, double wall light.

DINING ROOM

17'5" x 14'9"
Open fireplace with oak mantle, tiled hearth and multi fuel stove, exposed beams and wall timbers, two windows, two radiators.

KITCHEN

14'9" x 12'6"
Ceramic one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Zanussi integrated oven and grill, Bosch four burner ceramic hob unit with extractor hood above, Kenwood integrated dishwasher, tiled floor, beamed ceiling, two windows (one double glazed), stable door to rear, period style radiator.

REAR LOBBY

8'9" x 8'5"
Quarry tiled floor, door to rear, exposed wall timbers, hatch to former cheese room above, radiator with cover.

SECONDARY STAIRCASE HALL

15'8" x 6'9"
Exposed wall timbers, quarry tiled floor, radiator.

BUTLERS PANTRY

10'6" x 9'2"
Quarry tiled floor, exposed beams and wall timbers, cold shelf.

SHOWER ROOM

10'0" x 6'3"
White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with Mira shower, exposed wall timbers, inset ceiling lighting, radiator/towel rail.

MAIN STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR

17'10" x 8'7"
Picture rail, two double wall lights, plate racks, radiator.

BEDROOM NO. 1

16'1" x 15'1"
Access to loft, two double wall lights, picture rail, radiator.

BATHROOM

15'1" x 12'6"
White suite comprising panel bath, low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with Burlington rain head shower and hand held shower, dado rail, cylinder cupboard, two single wall lights, radiator/towel rail.

BEDROOM NO. 2

17'1" x 12'6"
Exposed wall timbers, two single wall lights, radiator.

ENSUITE BATHROOM

11'7" x 8'4"
Cream coloured suite comprising corner bath and pedestal hand basin, double wall light, single wall light, extractor fan, radiator/towel rail.

SECONDARY STAIRCASE LANDING

STUDY (Former Cheese Room)

22'0" x 13'1"
Vaulted beamed ceiling, part oak panelled walls, exposed wall timbers, original cheese lift (in working order) with hatch to rear lobby, two windows, two radiators.

INNER LANDING

8'7" x 3'2"
Bookshelves.

BEDROOM NO. 3

17'5" x 14'9" maximum
Two double wall lights, radiator.

BEDROOM NO. 4

14'9" x 12'10"
Vanity unit with inset hand basin, two single wall lights, access to loft, radiator.

INNER PASAGEWAY

Access to loft and access to bathroom.

OUTSIDE

Forming part of main structure:

UTILITY ROOM/WORKSHOP

12'10" x 12'10"
Firebird Enviromax oil fired boiler, plumbing for washing machine. Attached open fronted oil tank, log and coal store. An excellent recently constructed detached GARAGE BLOCK comprising DOUBLE GARAGE 18'4" x 18'4" with power and light, personal door, electrically operated rollover door, double glazed window, steps to storage room above (18'4" x 13'9") double glazed window, workshop 8'6" x 7'3" double glazed window, power and light and Veranda/Entertaining Area 10'10" x 8'6". Brick and tiled SUMMERHOUSE 9'0" x 7'9", brick and tile double seat PRIVY. Exterior lighting, garden lighting, outside tap. Victorian style street lamps. Blue brick seating area with raised borders. West facing flagged patio with fig tree.

GARDENS

To the North and East of the property is a formal lawn and mature trees. The magnificent principle gardens enjoy a South Westerly aspect and are extensively lawned with herbaceous borders, shrubs, specimen trees, box hedging and mature trees. The whole has matured over the years and form a particular feature of the property.

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 G.

VIEWINGS

By appointment with Baker Wynne and Wilson
Tel: 01270 625214





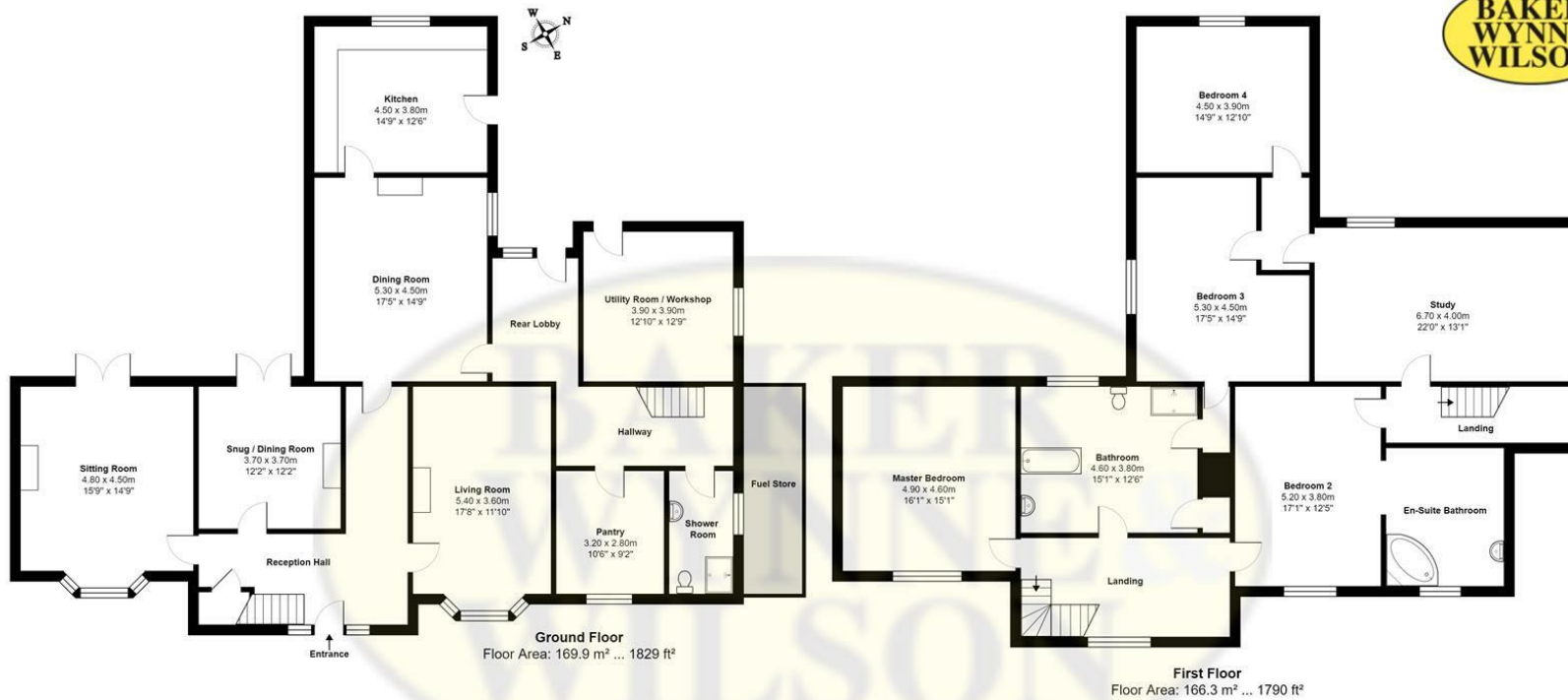
**BAKER
WYNNE &
WILSON**



**BAKER
WYNNE &
WILSON**







BUERTON HOUSE, WOORE ROAD, BUERTON, CREWE, CHESHIRE, CW3 0DD

Approximate Gross Internal Area: 336.1 m² ... 3618 ft²

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. This floor plan was not measured by and has been reproduced by Green House EPC Ltd 2024.

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		44
(21-38) F	7	
(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