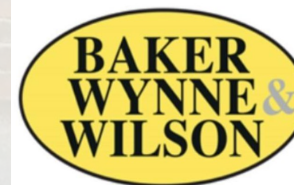




Brookes Farm, Audlem Road, Hankelow, Crewe, CW3 0JA

Guide Price £525,000



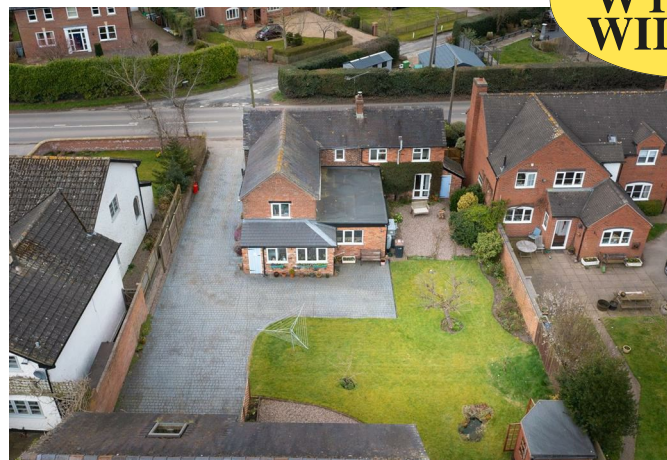
In association with



A CHARMING, FOUR BEDROOM, DETACHED PERIOD HOUSE OF CHARACTER WITH A DOUBLE GARAGE AND WORKSHOP, IN THE HEART OF HANKELOW ONE MILE FROM AUDLEM VILLAGE.

SUMMARY

Entrance Porch, Living Room, Staircase Hall, Cloakroom, Dining Room, Music/Sitting Room, Kitchen/Breakfast Room, Utility Room, Rear Porch/Boot Room, Landing, Principle Bedroom with Ensuite Shower Room, Three Further Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Attached Boiler Room and W/C, Car Parking and Turning Area, Brick Garage Block with Workshop Above, Formal Gardens and Kitchen Garden.



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DESCRIPTION

Brookes Farm, constructed of brick under a tiled roof is believed to date back to the mid 19th century and is approached over a patterned imprinted concrete drive to a car parking and turning area. The house extends to about 1,800 square feet and has four double bedrooms, two bath/shower rooms and three reception rooms. The rooms are versatile and can be adapted to suit the needs of a future buyer. The house is in good order overall whilst also offering further potential to modernise to suit individual requirements. Brookes Farm is full of character with exposed beams and a multifuel stove.

Outside, the garage block (660 square feet) is a significant asset and could be converted, (subject to planning permission) into ancillary accommodation or adapted for home business use.



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LOCATION & AMENITIES

Hankelow is a charming hamlet with a recently refurbished chapel, White Lion pub/restaurant, village green and duck pond, all within 50 yards of Brookes Farm. Audlem village centre is 1 mile away and is an attractive country village providing a number of local shops including, chemist, butchers, local co-operative store and newsagent, health centre, modern primary school, cafes, eateries, three public houses and a wide variety of community activities. Audlem is situated on the Shropshire Union canal with its picturesque towpath walks.

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.

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, just beyond the Green.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH (front)

Quarry tiled floor.

LIVING ROOM

23'8" x 11'10"

Open fireplace with stone hearth, timber mantle and Clearview multifuel stove, beamed ceiling, two double glazed windows, two radiators.

INNER HALL

12'1" x 11'10"

Wood laminate floor, double doors to dining room, under stairs store, inset ceiling lighting, ceiling beam, radiator.

CLOAKROOM

Low flush W/C and hand basin, quarry tiled floor.



DINING ROOM/STUDY

12'6" x 9'2"

Spotlight fitting, large double glazed window, radiator.

Leading to:

MUSIC/SITTING ROOM

16'10" x 11'6"

Beamed ceiling, double glazed window to front and double glazed French windows to rear, proving separate access, ideal for use as a therapy room or office, wood laminate floor, shelving, beamed ceiling, two radiators.

KITCHEN/BREAKFAST ROOM

12'7" x 11'1"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated Bosch oven and grill and four burner hob unit with extractor hood above.

UTILITY ROOM

8'10" x 7'4"

Stainless steel double drainer sink unit, cupboards under, plumbing for washing machine and dishwasher, quarry tiled floor, wall cupboards, shelving.

REAR PORCH/BOOT ROOM

12'6" x 4'7"

(Used as main entrance). Two double glazed windows and composite door to rear, quarry tiled floor.

STAIRS FROM STAIRCASE HALL TO FIRST FLOOR

Beamed ceiling, double wall lights.

PRINCIPLE BEDROOM

16'10" x 11'5" overall

Dual aspect, two built in double wardrobes, storage bench, radiator.

ENSUITE SHOWER ROOM

Cream coloured suite comprising pedestal hand basin and low flush W/C, tiled shower cubicle with Bristan shower, mirror fitting, light/shaver point, double glazed window, radiator.

BEDROOM NO. 2

13'2" x 8'10"

Double glazed window, ceiling beam, radiator.

BEDROOM NO. 3

12'1" x 10'4"

Double glazed window, beamed ceiling, radiator.



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BEDROOM NO. 4

Double glazed window, radiator.

BATHROOM

8'8" x 5'10"

White suite comprising panel bath, pedestal hand basin and low flush W/C, tiled shower cubicle with shower, cylinder and airing cupboard, mirror fitting, light/shaver point, part tiled walls, radiator.

OUTSIDE

Attached boiler room with oiled fired boiler. Attached outside W/C with low flush W/C and hand basin. Patterned imprinted concrete car parking and turning area. Oil tank. Outside tap. Summer House.

Brick built tiled roofed semi detached GARAGE BLOCK comprising GARAGE 17'8" x 19'0", two pairs of double doors, power and light, staircase to WORKSHOP 16'9" x 10'7" double glazed roof light, power and light and STORE 12'6" x 7'8" power and light.

GARDENS

There is hedgerow to the front with a stone set path leading to the front entrance porch. The rear garden enjoys a South Easterly aspect and is lawned with fruit trees, shrubs and a small

ornamental pond. To the rear of the garage block is a kitchen garden with soft fruits, raised beds and a greenhouse.

SERVICES

Mains water and electricity. Septic tank drainage (shared with Ivy Cottage). 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

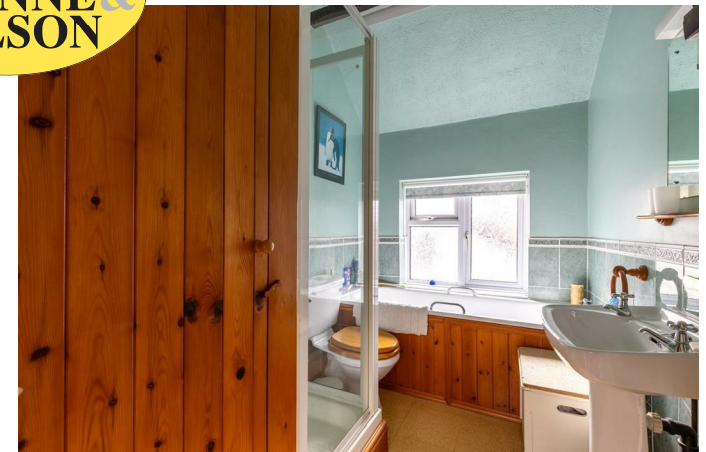
Freehold.

COUNCIL TAX

Band F.

VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214
A252



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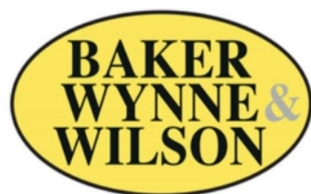
BROOKES FARM, AUDLEM ROAD, HANKELow, CREWE, CHESHIRE, CW3 0JA

Approximate Gross Internal Area: 233.8 m² ... 2516 ft² Includes Double Garage / Workshop / Store Room

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.
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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		
(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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