



Penhallow Whitchurch Road, Audlem, Crewe, CW3 0EL
£400,000

**BAKER
WYNNE &
WILSON**

GUIDE PRICE: £400,000 - £450,000

A CHARMING DETACHED COTTAGE FOR RENOVATION OR REDEVELOPMENT WITH GARDENS EXTENDING TO ABOUT .30 OF AN ACRE, ENJOYING OPEN VIEWS TO THE FRONT AND REAR, ABOUT 1.50 MILES FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Entrance Porch, Dining Hall, Living Room, Kitchen/Breakfast Room, Large Landing, Two Double Bedrooms, Bathroom, Single Garage, Workshop, Two Vehicular Access Drives, Gardens about .30 of an acre.

DESCRIPTION

Penhallow is constructed of brick under a tiled roof with a benefit of two vehicular access drives from Whitchurch Road. This is a property with tremendous scope, making it an ideal project for either a private individual or seasoned developer. The cottage extends to about 1,250 square feet (gross internal) and the overall site size is .30 of an acre.

The scope to improve comes in two formats. The first is by refurbishing and enlarging the cottage, the second element of investment interest is the opportunity to redevelop the site, subject to planning permission.

DIRECTIONS

From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for 6.5 miles into Audlem. With the church on your left, turn right, proceed for 1.75 miles and the property is located on the left.

LOCATION & AMENITIES

Penhallow lies two miles West of Audlem, six miles East of Whitchurch and eight miles South of Nantwich. Lightwood Green Avenue is a no through road in the Hamlet of Lightwood Green. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, post office, newsagent, dry cleaners, butchers, flower shop, restaurant, cafe, three public houses and a medical centre. Nantwich offers a more comprehensive range of services with High Street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (13 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (junction 16) is 13 miles and Manchester airport 42 miles.

On the education front, there is a primary school in Audlem (Ofsted Good) and the house lies in the catchment area for Brine Leas Academy/BL6 Sixth Form (Ofsted Good).

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18 hole golf courses at Whitchurch. Equestrian interests are vast in the area including British eventing at Kelsall and Somerford Park and racing enjoyed at Aintree, Chester, Bangor On Dee and Haydock Park.





ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

DINING HALL

15'6" x 11'7"

LIVING ROOM

24'9" x 14'3"

KITCHEN/BREAKFAST ROOM

15'6" x 8'2"

12'1" x 10'2"

STAIRS FROM DINING HALL TO FIRST FLOOR LANDING

BEDROOM NO. 1

14'7" x 12'2"

BEDROOM NO. 2

14'5" x 12'1"

BATHROOM

9'1" x 5'5"

OUTSIDE

Precast constructed single garage. Two Greenhouses. Two Garden Sheds. Large Timber Constructed Workshop.

GARDENS

SERVICES

Mains water and electricity. Private drainage system. N.B. Tests have not been made of electrical, water, gas, 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

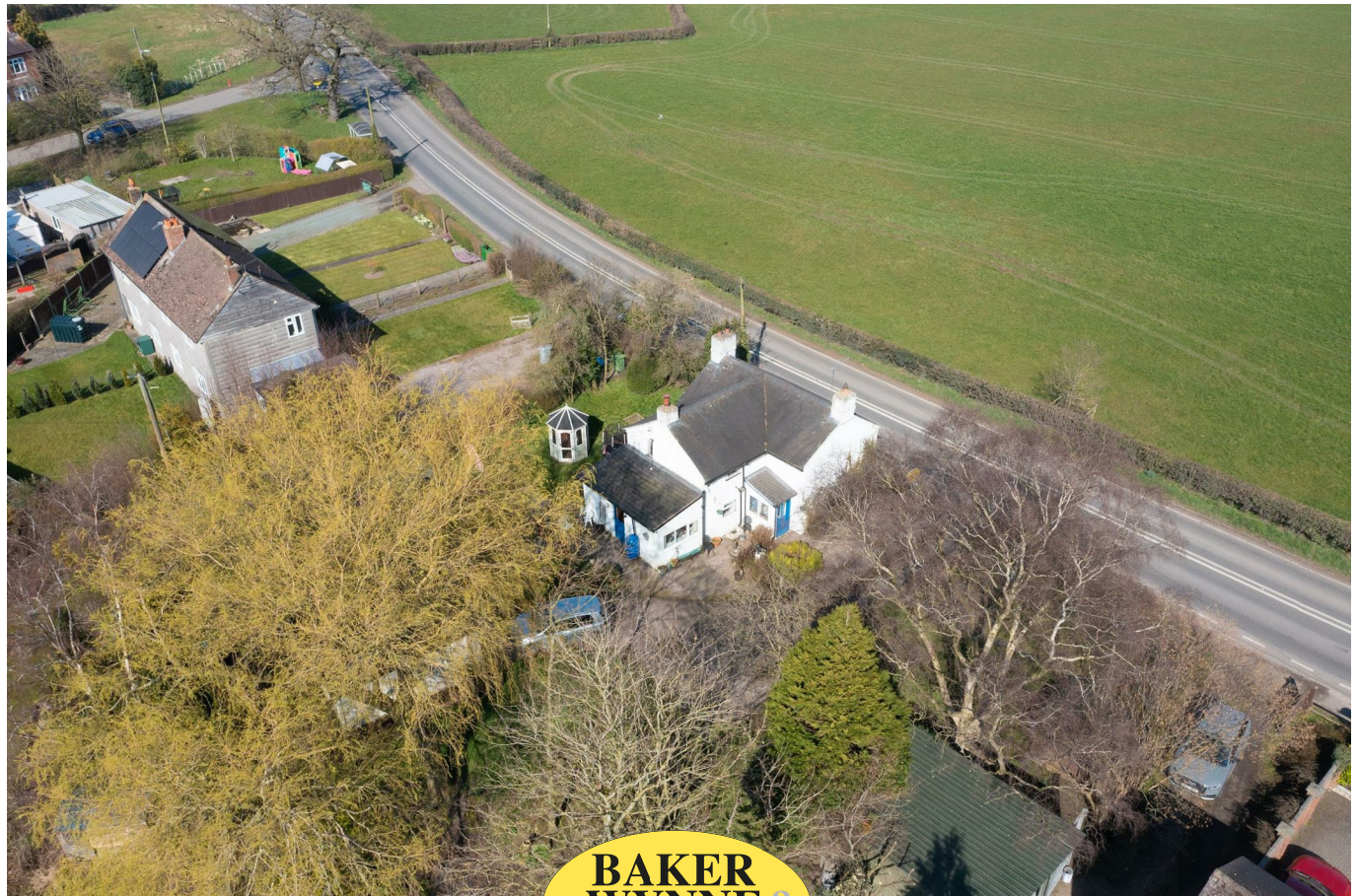
Band D.

VIEWING

By appointment with Baker Wynne & Wilson

NB. Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

01270 625214



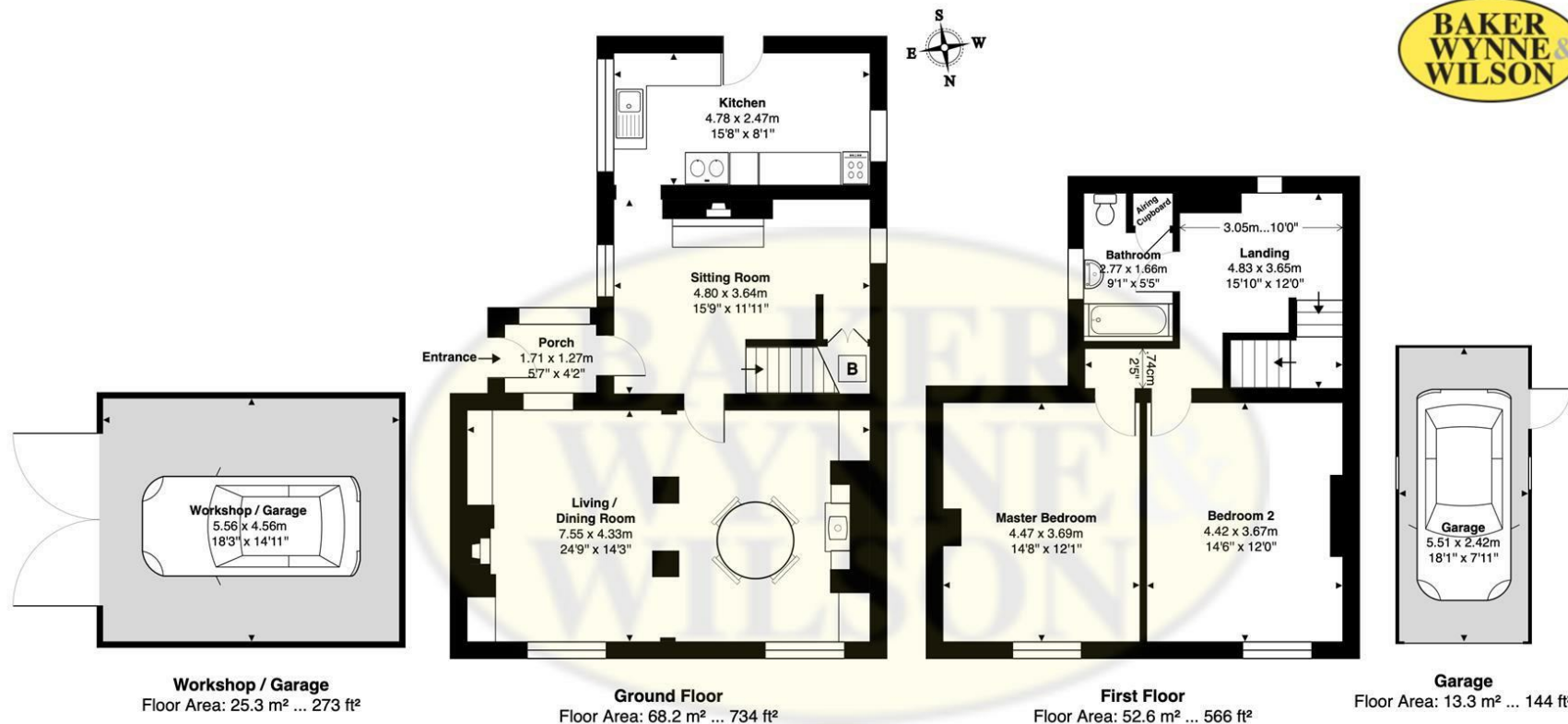
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PENHALLOW, WHITCHURCH ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0EL

Approximate Gross Internal Area: 159.5 m² ... 1716 ft² Includes Outbuildings

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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	15	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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