



The Mews, Kynsal Lodge, Kinsey Heath, Audlem, Cheshire, CW3 0D
Guide Price £275,000



In association with



A DELIGHTFUL SEMI DETACHED MEWS COTTAGE OF IMMENSE CHARM AND APPEAL WITHIN A LOVELY PARKLAND SETTING, ABOUT 1.25 MILE FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Dining Hall, Living Room, Kitchen, Landing, Two Double Bedrooms, Bathroom, Oil Central Heating, Double Glazed Windows, Brick Tool Store and Wood Store, South facing Patio, Garden, Parking for two cars.

DESCRIPTION

The Mews is constructed of brick under a tiled roof and approached over a 150 yard shared private drive. It originally formed part of the Kynsall Lodge Estate, a Grade II listed building, and probably dates from 1850. The Mews therefore lies within the curtilage of a listed building.

The Mews itself matches up to the excellence of the location. It has been comprehensively renovated in recent years, with a wide ranging array of improvements. The property extends to about 1,070 square feet (gross internal) plus the stores. It takes full advantage of Westerly views over a paddock, Kynsall Lodge and open countryside beyond.



LOCATION & AMENITIES

The Mews occupies a delightful setting about one mile from the award winning village of Audlem, which is generally regarded as one of the most picturesque of South Cheshire villages, 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, newsagent/general store, dry cleaners and health centre, modern primary school, restaurants, cafe, three public houses and a wide variety of community activities. There is extensive walking locally along footpaths, bridal way and the Shropshire Union Canal.

APPROXIMATE DISTANCES

Nantwich 8 miles

Crewe 10 miles

Newcastle Under Lyme 14 miles

Shrewsbury 25 miles

Chester 27 miles

The main line station at Crewe (Manchester 40 minutes, London Euston 90 minutes)

The M6 Motorway (Junction 16) 13 miles

Manchester 50 miles

Birmingham 55 miles

DIRECTIONS

From the centre of Audlem, proceed along Woore Road (A525) for about half a mile and turn right at the Audlem village sign along Paddock Lane, turn right at the T junction into Kettle Lane, proceed for 500 yards, turn left by the post box, proceed for 150 yards and The Mews is located on the left hand side, before Kynsal Lodge.

ACCOMMODATION

With approximate measurements comprises:



**BAKER
WYNNE &
WILSON**



DINING HALL

15'9" x 11'9"

Decorative fireplace, timber surround, painted beamed ceiling, stone floor, entrance door, two double wall lights, double glazed window, radiator.

LIVING ROOM

15'6" x 9'9"

Open fireplace with stone hearth, timber mantle and multi fuel stove, stone floor, painted beamed ceiling, double glazed window to front, double glazed picture windows and door to part walled South facing patio, two double wall lights, radiator.

KITCHEN

14'8" x 9'8"

Ceramic single drainer sink unit, cupboards under, floor standing cupboard and drawer units with timber worktops, wall cupboards, integrated oven, grill and four burner induction hob with extractor hood above, integrated dishwasher and washing machine, two double glazed windows, two spot light fittings, slate floor, Firebird oil fired combination boiler, radiator.

STAIRS FROM DINING HALL TO FIRST FLOOR LANDING

Access to loft, spot light fitting, radiator.

BEDROOM NO. 1

15'6" x 9'9"

Built in double wardrobes, spot light fitting, two double glazed windows, radiator.

BEDROOM NO. 2

15'4" x 14'4"

Double glazed roof light, vinyl laminate floor, radiator.

BATHROOM

Refitted in 2024. White suite comprising panel bath, low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, vinyl laminate floor, double glazed window, inset ceiling lighting, chrome radiator/towel rail, radiator.

OUTSIDE

Attached brick TOOL AND WOOD STORE 16'2" x 5'2" power and light. Part walled, South facing, patio. Gravel parking space for two cars. Oil tank.

GARDENS

There is a garden to the North, about 15 yards from The Mews. It measures 55'0" x 32'0" and comprises lawn, herbaceous and flower borders, raised vegetable beds, flagged patio and hedgerow boundary. See enclosed plan (for identification purposes only).

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 C.

VIEWING

By appointment with Baker Wynne & Wilson
01270 625214





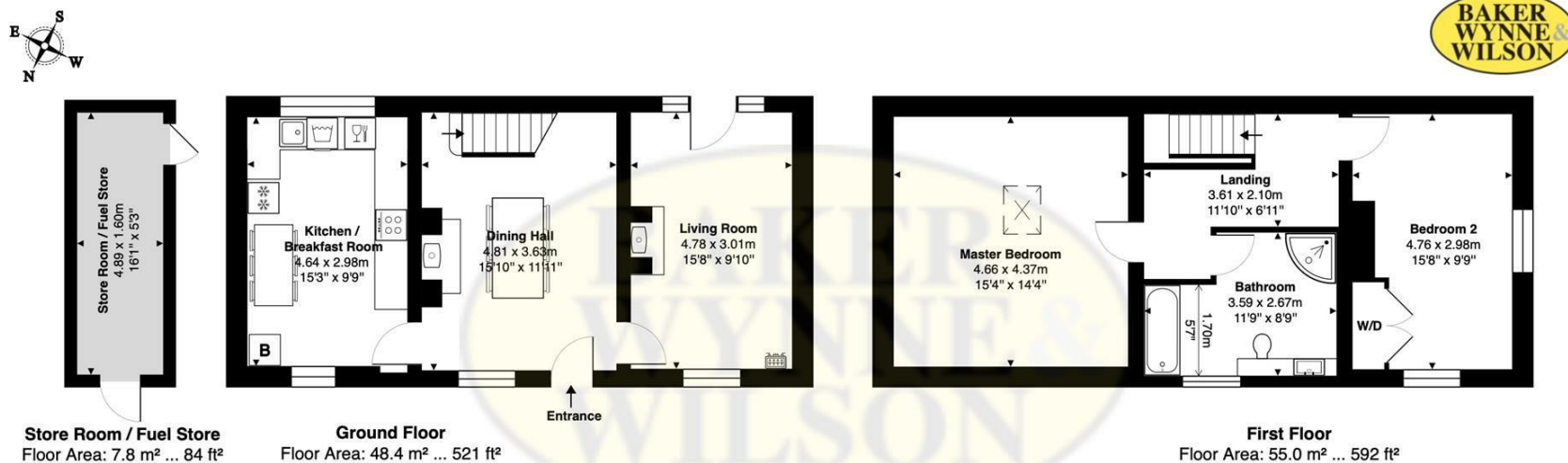
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THE MEWS, KYNSAL LODGE, KINSEY HEATH, AUDLEM, CREWE, CHESHIRE, CW3 0DR

Approximate Gross Internal Area: 111.2 m² ... 1197 ft² Includes Store Room / Fuel Store

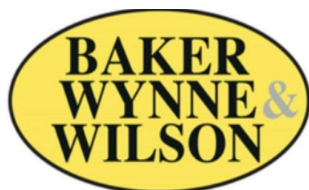
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(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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