



Corbrook Grange, Corbrook, Audlem, Cheshire, CW3 0HF

Guide Price £2,495,000

**BAKER
WYNNE &
WILSON**

A STUNNING DETACHED COUNTRY HOUSE WITH ANNEXE, SUMMER HOUSE/OFFICE AND LEISURE SUITE EXTENDING IN ALL TO ABOUT 7500 SQFT, SITTING IN ABOUT 7.5 ACRES OF PRINCIPALLY SOUTH WEST FACING GARDENS AND GROUNDS WITH SPECTACULAR VIEWS OVER ROLLING COUNTRYSIDE AND THE WELSH HILLS, UNDER ONE MILE FROM AUDLEM VILLAGE CENTRE.



**BAKER
WYNNE &
WILSON**



www.bakerwynneandwilson.com

SUMMARY

Galleried Reception Hall, Cloakroom, Drawing Room, Living Room, Sitting Room open to Dining Room, Kitchen open to Breakfast Room, Chef Kitchen and Utility Room, Cloakroom, Summer Lounge, Inner Hallway, Living Room, Kitchen/Breakfast Room, Bedroom, Shower Room, Bedroom with Ensuite Shower Room, Bedroom, Dressing Room, Shower Room, Home Office and Kitchenette. Leisure Suite with Swimming Pool and Steam Room, Galleried Landing, Master Bedroom Suite comprising Bedroom, Ensuite Bathroom and Balcony, Box Room, Shower Room, Bathroom, Inner Landing, Bedroom with Dressing Area and Ensuite Shower Room, Two further Double Bedrooms, Oil Central Heating, UVPC Double Glazed Windows, Garden Room/Office with Cloakroom, Double Garage, Gardens, Land. IN ALL ABOUT 7.5 ACRES.

PLANNING PERMISSION for change of use from dwelling to Health Retreat.



DESCRIPTION

Corbrook Grange is a magnificent completely remodelled country house with extensive family sized accommodation laid out over two floors only. This superb house is constructed of brick with rendered elevations, large double glazed picture windows, all surmounted by a tiled roof. The house is approached through electrically operated gates over a sweeping gravelled drive. The accommodation has been finished with flare and is ideal for a large family / multi generational living or entertaining on a grand scale with five reception rooms. The beautiful main house has been redeveloped into a hugely impressive and particularly well lit family home. There are various reception rooms, a vast kitchen open to breakfast room, seven bedrooms and seven bathrooms, including a lovely ground floor reminiscent of a bespoke hotel suite.

The leisure suite enjoys superb views over the grounds and countryside beyond and houses a large heated

swimming pool, relaxation area, steam room and shower.

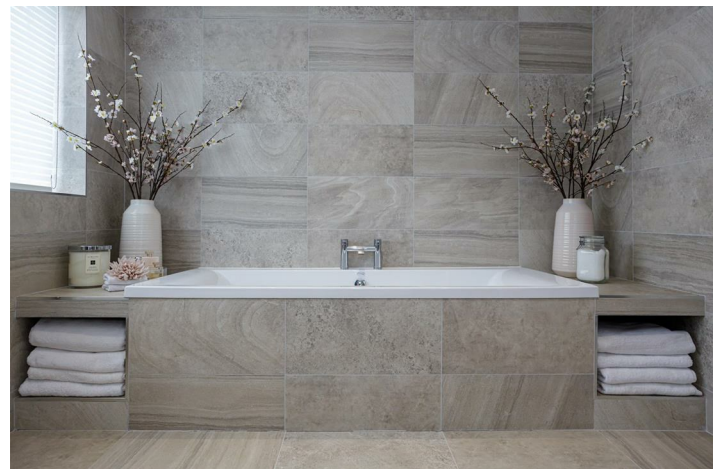
Impressive space, uncompromising quality and unquestionable elegance and exceptional rural aspects all come together in this most special package.

So the house is stunning, but that is just one part of Corbrook Grange. The outside space and arrangement is of equal importance. The overall acreage extends to 7.5 acres of garden and land making this the perfect setting for those of an equestrian interest or simply those who value privacy, maturity and their own sense of space.

NB. Planning permission was granted by Cheshire East on 14th December 2020 for change of use from dwelling (class C3) to Health Retreat (class C2) Planning reference 20/5578N.

LOCATION AND AMENITIES

Corbrook Grange occupies a delightful setting under 1 mile from Audlem village centre and half a mile from the rural hamlet of Hankelow.



Audlem was mentioned in the Domesday book as Aldelime, and Edward I granted it a market charter in 1295. Audlem is on the Shropshire Union canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93ft from the Cheshire Plain to the Shropshire Plain. The River Weaver passes west of the village.

The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, newsagents, dry cleaners, butchers, flower shop, restaurant, two cafes, three public houses and a medical centre. Nantwich (5 miles) offers a more comprehensive range of services with high street retailers, restaurants, leisure facilities and super markets. Crewe station (9 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) is 9 miles and Manchester Airport is 38 miles.

On the educational front, there is a primary school in Audlem (Ofsted Good) and the house lies in the catchment area for

Brine Leas High School / BL6 Sixth Form (Ofsted Good). Private schooling in the area includes Newcastle School, The Grange at Hartford, The Kings and Queens Schools in Chester and Ellesmere College.

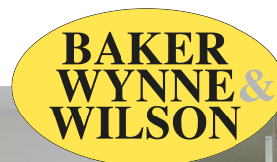
There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs at Audlem. There are two 18 hole golf courses at near by Whitchurch. Equestrian interests are vast in the area including British eventing at Kelsall and Somerford Park and racing enjoyed at Aintree, Chester, Bangor on Dee and Haydock Park. Nantwich riding club and South View Equestrian Centre are close by.

DIRECTIONS

Post Code: CW3 0HF. From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about 5 miles and the entrance to Corbrook Grange will be seen on the right hand side.

GARDENS AND GROUNDS

The gardens are extensively lawned with herbaceous



borders, shrubberies, Orchard, specimen trees, two resin patios and paths, large west facing gravelled garden with seating area. There is a large mown paddock of pasture to the South with mature trees and hedgerow and fence boundaries. The land continues to the North and extends down to an area of woodland and a brook. The house, gardens and land extend in all to about 7.5 acres.

SERVICES

Mains water and electricity. Septic tank drainage. House Oil fired central heating. Annexe LPG central heating. 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.

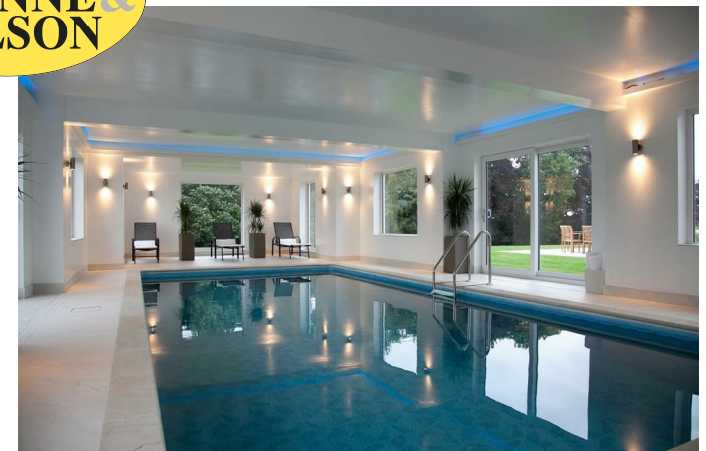
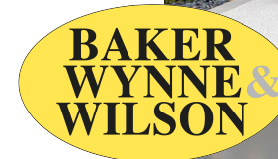
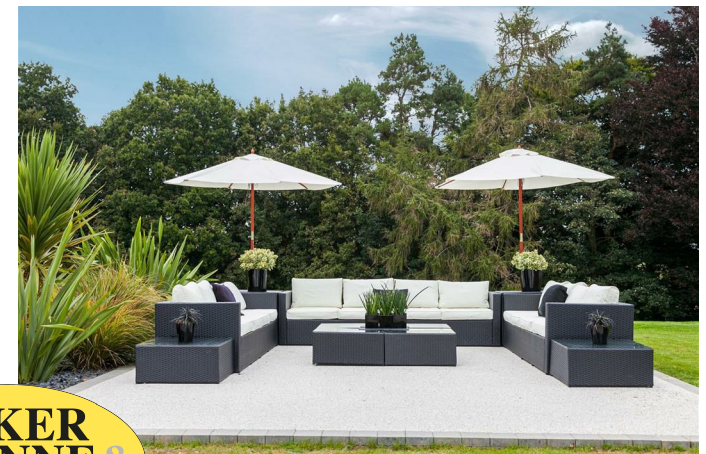
TENURE

FREEHOLD

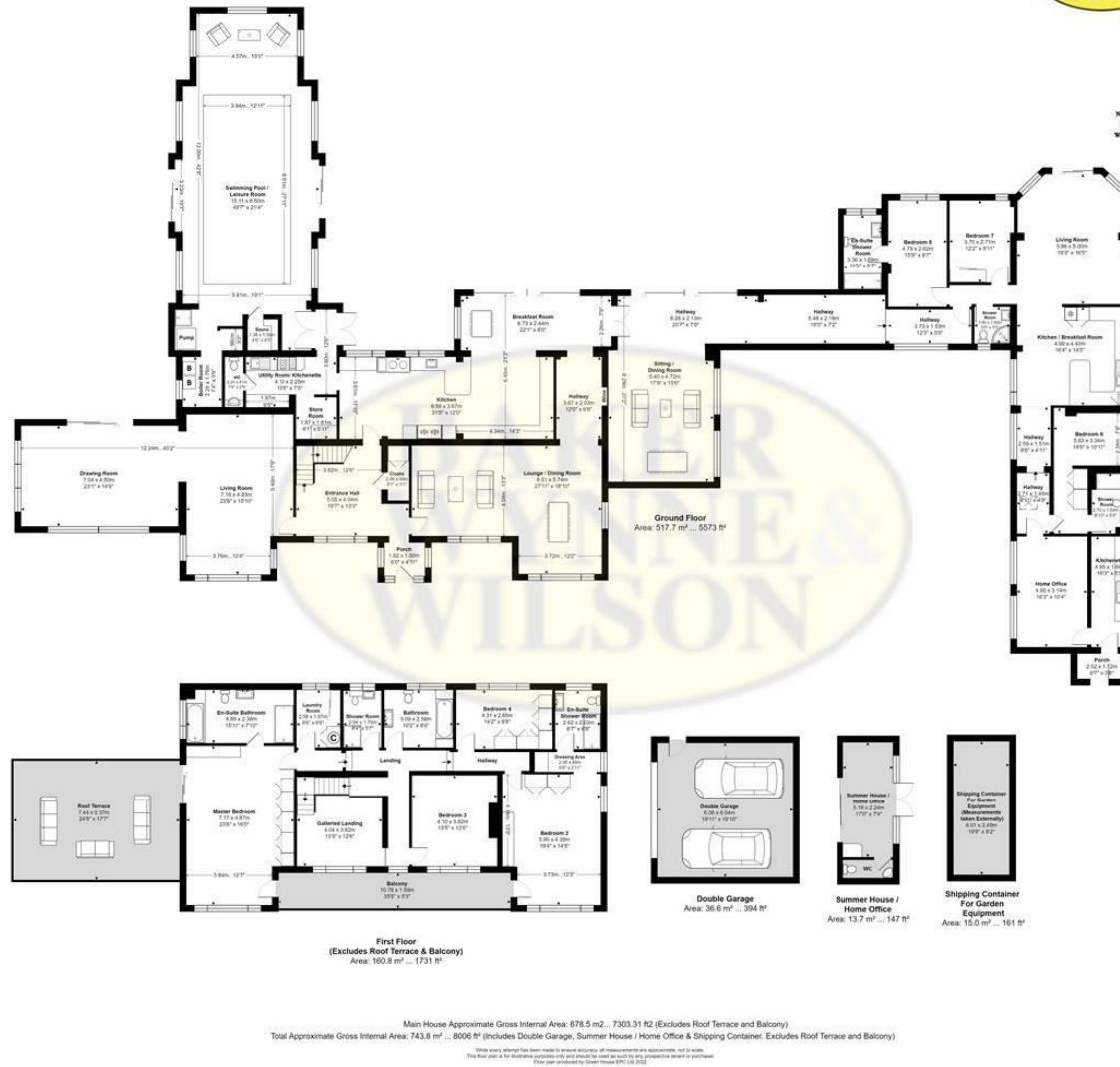
VIEWING

By appointment with Baker Wynne and Wilson

38 Pepper Street, Nantwich, Cheshire,
CW5 5AB
Tel: 01270 625214







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(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.