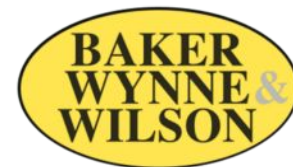




Ivy Cottage Audlem Road, Hankelow, CW3 0JA

Guide Price £620,000



in association with



Ivy Cottage Audlem Road

Hankelow, Crewe

A DISTINCTIVE APPEALING DETACHED HOUSE WITH A USEFUL RANGE OF OUTBUILDINGS IN A LOVELY SOUTH EAST FACING GARDEN SETTING ENJOYING OPEN VIEWS TO THE REAR OVER COUNTRYSIDE, IN THE HEART OF HANKELow, ONE MILE FROM AUDLEM VILLAGE

Ivy Cottage was built in 1995 of brick under a tiled roof and is approached over a tarmac drive. The footprint is impressive, extending to about 2,000 square feet and having in summary a large dining room, two well proportioned reception rooms with working fireplaces, fitted kitchen/breakfast room, large master bedroom with ensuite bathroom, three further double bedrooms and a family bathroom. The floorplan details out the space on offer and viewers will note the well lit rooms and excellent flexibility.

In our opinion, one of the best houses you can buy is a house that has been built by a craftsman builder for their own occupation. You can be sure of attention to detail, and Ivy Cottage is a perfect example of this. It is offered for sale with no ongoing chain.

The house has a warm, inviting and happy feel to it and this reflects the fact that it has been a much loved family home.

Externally, there is an excellent brick and tile garage/workshop with W/C and office above (about 600 square feet), improved but with potential to be enhanced and developed further. In addition, there is a brick and block constructed range comprising three stores (350 square feet). The large gardens have been well nurtured over the years and overlook open countryside.

Council Tax

Tenure: F



Ivy Cottage Audlem Road

Hankelow, Crewe

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.



SUMMARY

Entrance Hall, Cloakroom, Dining Room, Sitting Room, Living Room, Kitchen/Breakfast Room, Utility Room, Rear Hall, Landing, Master Bedroom with Ensuite, Bathroom, Three Further Double Bedrooms, Bathroom, Spacious Airing Cupboard, uPVC Double Glazed Windows, Oil Central Heating, Car Parking Space for several cars, Garage/Workshop with Office above, Three Stores, Gardens

OUTSIDE

Extensive paved storage areas near outbuildings. Brick built tiled roofed GARAGE/WORKSHOP 21'0" x 14'8" power and light, double glazed window, W/C. Log Store FIRST FLOOR OFFICE 20'10" x 13'10" - Two double glazed windows, power and light. BRICK AND BLOCK CONSTRUCTED RANGE COMPRISING: STORE 14'1" x 9'8", WORKSHOP 14'1" x 8'0" and FUEL STORE 11'3" x 7'7" - all with power and light. Greenhouse.

GARDENS

The gardens are extensively lawned with herbaceous borders, specimen trees, kitchen garden and a flagged patio. Good privacy afforded by walls, fences, trees/hedging on the side boundaries.

SERVICES

Mains water and electricity. Septic tank drainage.

TENURE

Freehold

COUNCIL TAX

Band G.

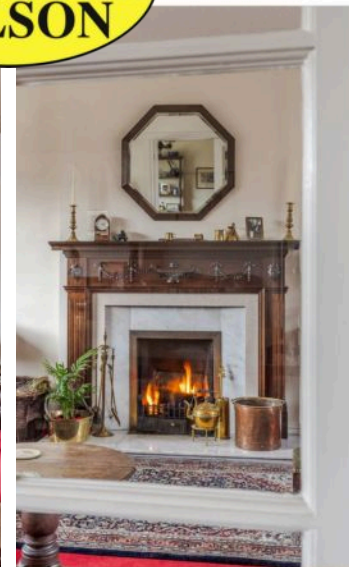
VIEWING

By appointment with Baker, Wynne & Wilson.



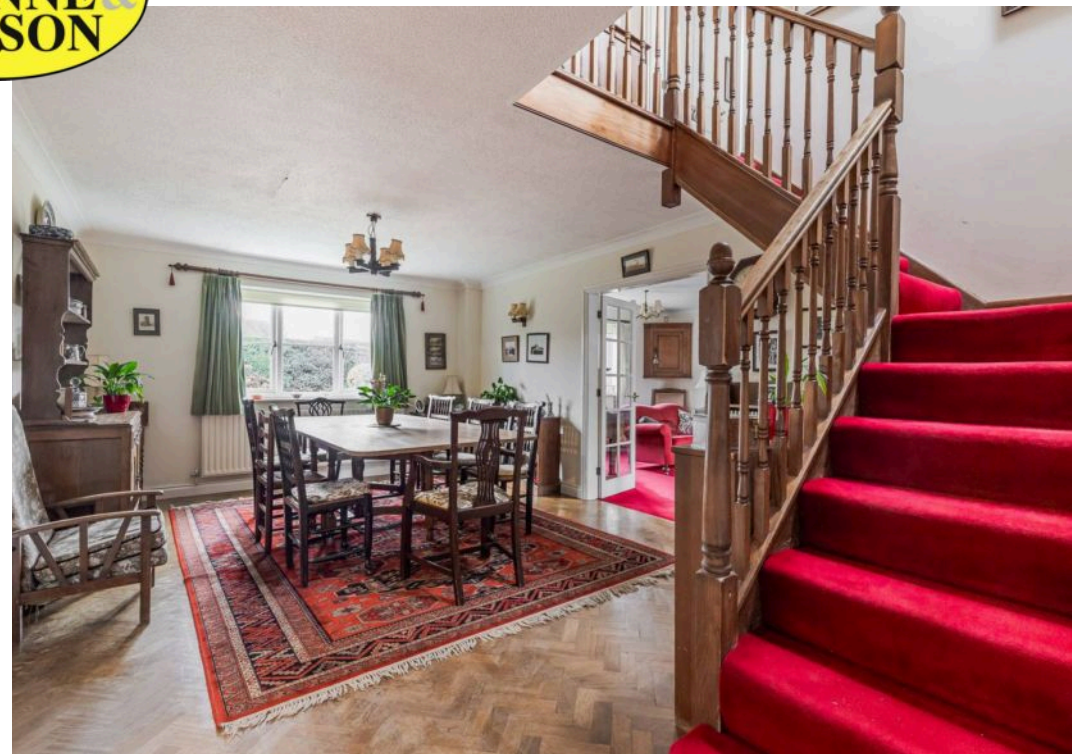


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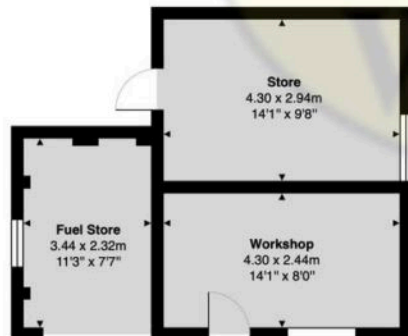




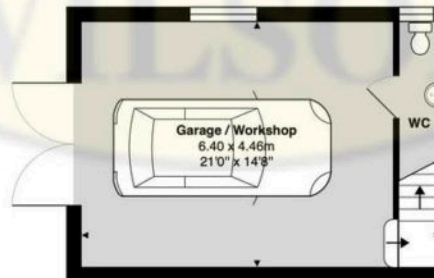


Ground Floor
Floor Area: 99.9 m² ... 1075 ft²

First Floor
Floor Area: 88.4 m² ... 951 ft²



Fuel Store / Workshop
Floor Area: 32.9 m² ... 354 ft²



Garage / Workshop
Floor Area: 29.0 m² ... 312 ft²



Home Office (Above Garage)
Floor Area: 26.5 m² ... 285 ft²

IVY COTTAGE, AUDLEM ROAD, HANKELow, CREWE, CHESHIRE, CW3 0JA

All Building Parts Approximate Gross Internal Area: 276.6 m² ... 2977 ft²

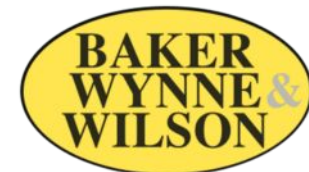
Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Baker Wynne & Wilson

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