



Holly Cottage, Wood Orchard Lane, Audlem, Cheshire, CW3 0DU
£520,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Entrance Hall, Cloakroom, Living Room, Dining Room, Inner Hall, Study, Utility Room/Shower Room, Kitchen/Breakfast Room, Landing, Three Bedrooms, Shower Room, Attached Garage, Oil Central Heating, Double Glazed Windows, Garden Room, Greenhouse, Workshop, Car Parking Space, Gardens.

DESCRIPTION

Holly Cottage was built in the mid 19th Century of brick under a tiled roof and is approached over a gravel drive. It has been completely renovated and tastefully enlarged by the present owners over the last thirty years. Holly Cottage has been greatly enjoyed and treasured family home. It has a lovely homely atmosphere and offers a rare and unique buying opportunity in this tranquil yet convenient setting. Externally, well stocked gardens provide interest and colour. There is an excellent range of ancillary buildings including garden room, workshop and greenhouse extending in all to about 500 square feet.

LOCATION & AMENITIES

Holly Cottage lies about one mile drive from Audlem village centre. A public footpath provides a more direct and shorter walk into the village. 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 93 feet 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, Post Office, Newsagent, Butchers, Flowers Shop, Restaurant, two Cafes, three Public Houses and a Medical Centre. Nantwich (7 miles) offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe railway station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 Motorway (junction 16) is 11 miles and Manchester Airport 40 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).

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 in nearby Whitchurch.



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DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road, (this becomes Audlem Road), for about 6.5 miles, with the church on your left, turn left, proceed for 0.6 of a mile, turn right into Paddock Lane, proceed for 450 yards, right into Wood Orchard Lane and after 350 yards the property will be observed on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

7'6" x 4'9"

Tiled floor, hanging fitting, half tiled walls.

CLOAKROOM

White suite comprising low flush W/C and hand basin, fully tiled walls, radiator.

LIVING ROOM

20'6" x 11'0"

Brick fireplace with tiled hearth, timber mantle and Clearview wood burning stove, oak laminate floor, two double glazed windows, two picture lights, two double wall lights, beamed ceiling, two radiators.

DINING ROOM

17'0" x 9'6"

Double glazed French windows to rear, four picture lights, central light, ceiling beam, tiled floor, radiator.

INNER HALL

4'9" plus cupboard x 4'3"

Cloaks Store with radiator, tiled floor.

STUDY

9'4" x 6'8"

Two wall lights, central light, double glazed window, radiator.

UTILITY ROOM/SHOWER ROOM

13'2" x 8'10"

Belfast sink, wall cupboards, Worcester oil fired combination boiler, floor standing cupboard and drawer units with worktops, access to loft, inset ceiling lighting, two double glazed windows, tiled floor, door to garage, tiled shower cubicle with Mira shower.



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KITCHEN/BREAKFAST ROOM

17'10" x 8'2"

Enamel one and half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, three double glazed windows, inset ceiling lighting, tiled floor, part tiled walls, Neff extractor hood, under pelmet lighting, plumbing for dishwasher, radiator.

STAIRS FROM DINING ROOM TO FIRST FLOOR LANDING

15'3" x 6'7"

Two double glazed windows, access to loft, radiator.

BEDROOM NO. 1

11'6" x 11'1"

Beamed ceiling, inset ceiling lighting, two wall lights, double glazed, radiator.

BEDROOM NO. 2

9'9" x 8'2"

Exposed beams, double glazed window, radiator.

BEDROOM NO. 3

9'4" x 8'8"

Two double glazed windows, radiator.

SHOWER ROOM

9'4" x 5'9"

Low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, part tiled walls, shaver point, inset ceiling lighting, tiled floor, radiator/heated towel rail, double glazed window.

OUTSIDE

Attached GARAGE 16'2" x 12'5", up and over door, power and light, loft with window.

Gravelled car parking area.

BRICK GARDEN ROOM

12'10" x 9'6"

Tiled floor, uPVC double glazed windows, power and light.

Brick GREENHOUSE 13'6" x 9'6", tiled floor, uPVC double glazed windows. Timber constructed tin roofed WORKSHOP 18'6" x 13'3", inset ceiling lighting, six windows, fitted cupboards, light and power points including two 15 amp sockets. GARDEN SHED 10' x 7'6". Irrigation system. Exterior lighting, outside tap and power points. Oil tank.

GARDENS

The gardens have matured over the years and provide a lovely setting. They are lawned with numerous raised beds, shrubs, damson, apple, pear and plum trees and two Indian stone flagged South Westerly facing patios, one with a 6m electric awning.

SERVICES

Mains water and electricity. Septic tank drainage. 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 E.

VIEWING

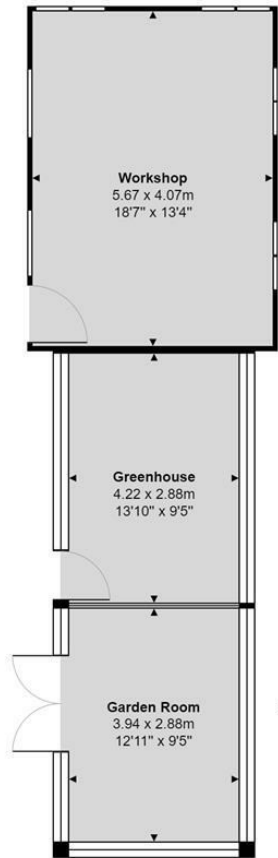
Viewings by appointment with Baker, Wynne and Wilson. Telephone: 01270 625214



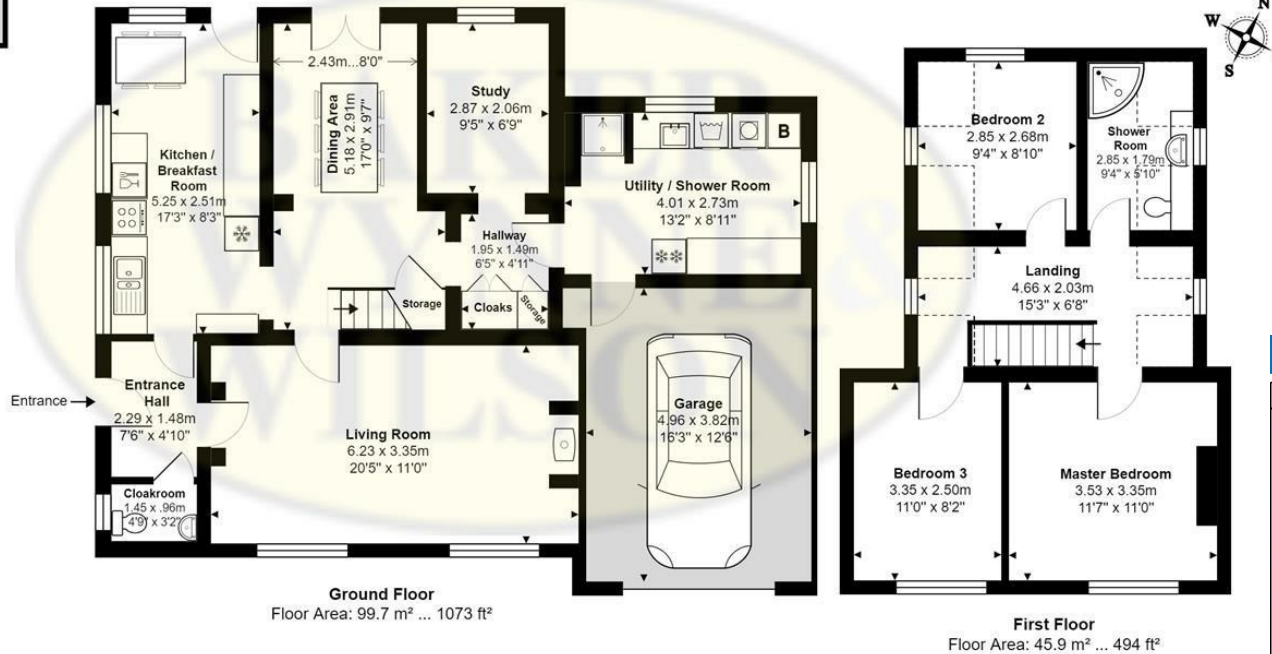


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Garden Room / Greenhouse
Floor Area: 47.2 m² ... 508 ft²



HOLLY COTTAGE, WOOD ORCHARD LANE, AUDLEM, CREWE, CHESHIRE, CW3 0DU

Approximate Gross Internal Area: 192.8 m² ... 2075 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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