



The Holding Lightwood Green Avenue, Audlem, Crewe, Cheshire, CW3
Guide Price £500,000

**BAKER
WYNNE &
WILSON**

Guide Price £500,000 - £550,000

AN ATTRACTIVE DETACHED COTTAGE REQUIRING MODERNISATION WITH OUTBUILDINGS AND LAND EXTENDING TO ABOUT 5.75 ACRES IN A LOVELY RURAL LOCATION, TWO MILES FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Entrance Porch, Conservatory, Entrance Hall, Living Room, Garden Room, Kitchen, Dining Room, Rear Hall, Cloakroom, Landing, Three Bedrooms, Bathroom, Propane Gas Central Heating, uPVC Double Glazed Windows, Block Range of Buildings including Stables, Garaging, Kennels and Cattery, Gardens, Orchard, Four Paddocks of Pasture. In all about 5.75 acres.

DESCRIPTION

The Holding, constructed of brick under a tiled roof stands back from the lane, approached over a tarmacadam drive. Believed to be a former gamekeepers cottage, it was sold out of the Combermere Estate in 1918. It was modernised and enlarged in the 1980's and now requires updating.

To its great advantage there are four paddocks of permanent pasture land extending to the South and West of the homestead. The land is enclosed by mature hedgerow boundaries and mature trees including some fine oaks provide interest and appeal. The buildings together with the land make this an ideal property for those with equestrian or stock keeping interests.



LOCATION & AMENITIES

The Holding 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.

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 along the A525 towards Whitchurch for 1.75 miles, into Lightwood Green, turn left into Lightwood Green Avenue, proceed for 300 yards and the property is located on the right hand side.

THE ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

9'4" x 6'3"

Tiled floor, double glazed windows.

CONSERVATORY

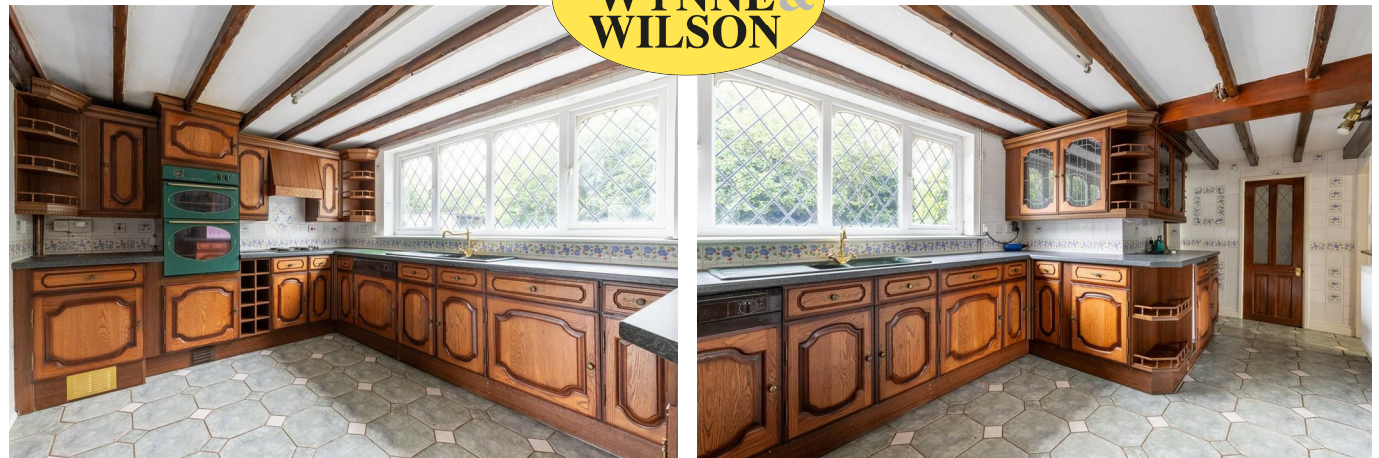
14'10" x 10'0"

Tiled floor, double glazed windows and French doors to front, fan/light, two single wall lights.

ENTRANCE HALL

9'7" x 9'2"

Tiled floor, panelled walls, uPVC entrance door, two leaded light double glazed windows, mock beamed ceiling, radiator.



LIVING ROOM

15'8" x 14'9"

Stone inglenook fireplace with tiled hearth, oak over mantle and seating, two double wall lights, beamed ceiling, double doors to garden room, radiator.

GARDEN ROOM

13'6" x 7'7"

Two double wall lights, double glazed windows, tiled floor.

KITCHEN

19'0" x 9'9"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wine rack, wall cupboards, Hygena integrated oven and grill and four burner hob unit with extractor hood above, integrated refrigerator and freezer, Hygena integrated dishwasher, Worcester propane gas central heating boiler, walk in pantry with shelving, tiled floor, mock beamed ceiling, fully tiled walls, radiator.

DINING ROOM

13'5" x 12'6"

Double glazed bow window to front and double glazed window to side, mock beamed ceiling, tiled floor, radiator.

REAR HALL

Quarry tiled floor, uPVC door to rear, door to garden room.

CLOAKROOM

White suite comprising low flush W/C and hand basin, part tiled and panelled walls.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

9'4" x 5'10"

Wall timbers, radiator.

BEDROOM NO. 1

15'9" x 14'9" into wardrobes

Two leaded light double glazed windows, beamed ceiling, two radiators.

BEDROOM NO. 3

9'6" x 6'3" plus recess

Ceiling beam, radiator.

INNER LANDING

BEDROOM NO. 2

13'5" x 13'1"

Radiator

BATHROOM

9'9" x 9'5"

Fully tiled walls, white suite comprising panel bath, pedestal hand basin and low flush W/C, tiled shower cubicle with shower, cylinder and airing cupboard, panelled ceiling, access to loft, radiator.

OUTSIDE

A veranda. Flagged seating areas to the front and rear. A range of block constructed buildings comprising two LOOSE BOXES 28'0" x 13'9", TACK ROOM 5'9" x 13'9", KENNEL 25'0" x 8'6", OPEN FRONTED GARAGE 30'0" x 19'7" with tap, FORMER CATTERY and KENNELS 26'6" x 12'3", ATTACHED STORE and ALUMINIUM FRAMED GREENHOUSE. Field gate to the land.

GARDENS

The gardens are extensively lawned with shrubs and orchard including apple, pear and plum.

THE LAND

The land, in permanent pasture for many years is ideal for horses or livestock. There is water to the land. The hedges are mix of shrubs and tree species including hawthorn, ash and oak.

SERVICES

Mains water and electricity. Tank drainage.

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 with vacant possession on completion.

COUNCIL TAX BAND F

Band F.

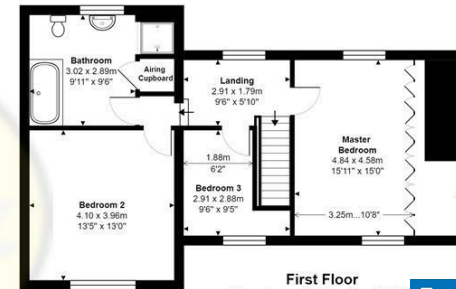
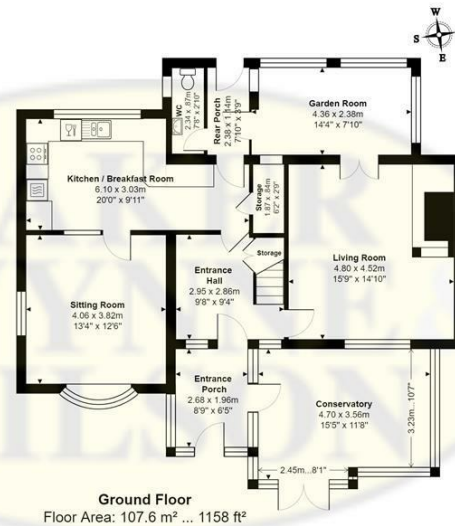
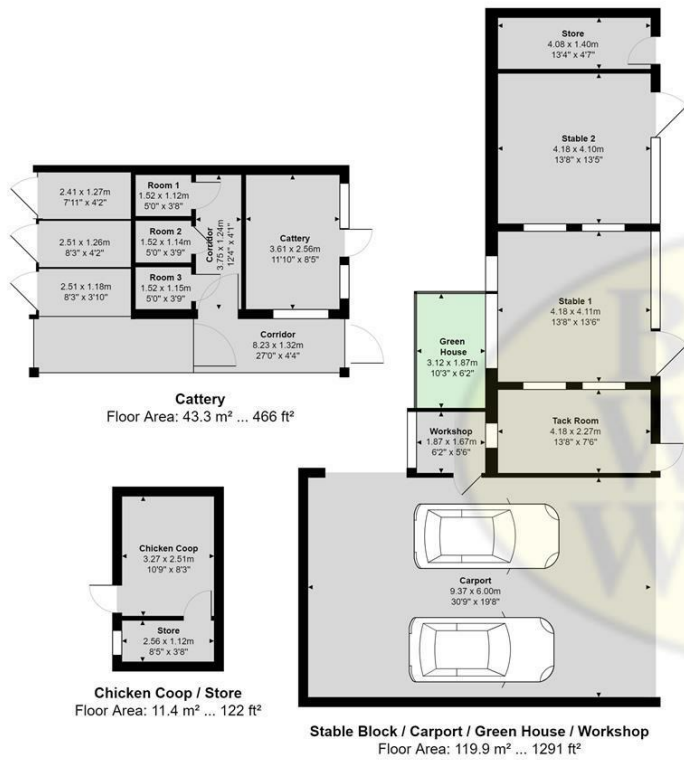
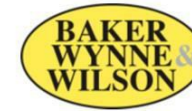
VIEWING

By appointment with Baker Wynne & Wilson
01270 625214





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THE HOLDING, LIGHTWOOD GREEN AVENUE, AUDLEM, CREWE, CHESHIRE, CW3 0EN

All Building Parts Approximate Gross Internal Area: 348.4 m² ... 3750 ft²

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 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F	24	
(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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