



Meadows Farm, Monks Lane, Audlem, Cheshire, CW3 0HP

Guide Price £800,000 – £850,000



in association with



Meadows Farm, Monks Lane

Audlem, Cheshire, CW3 0HP

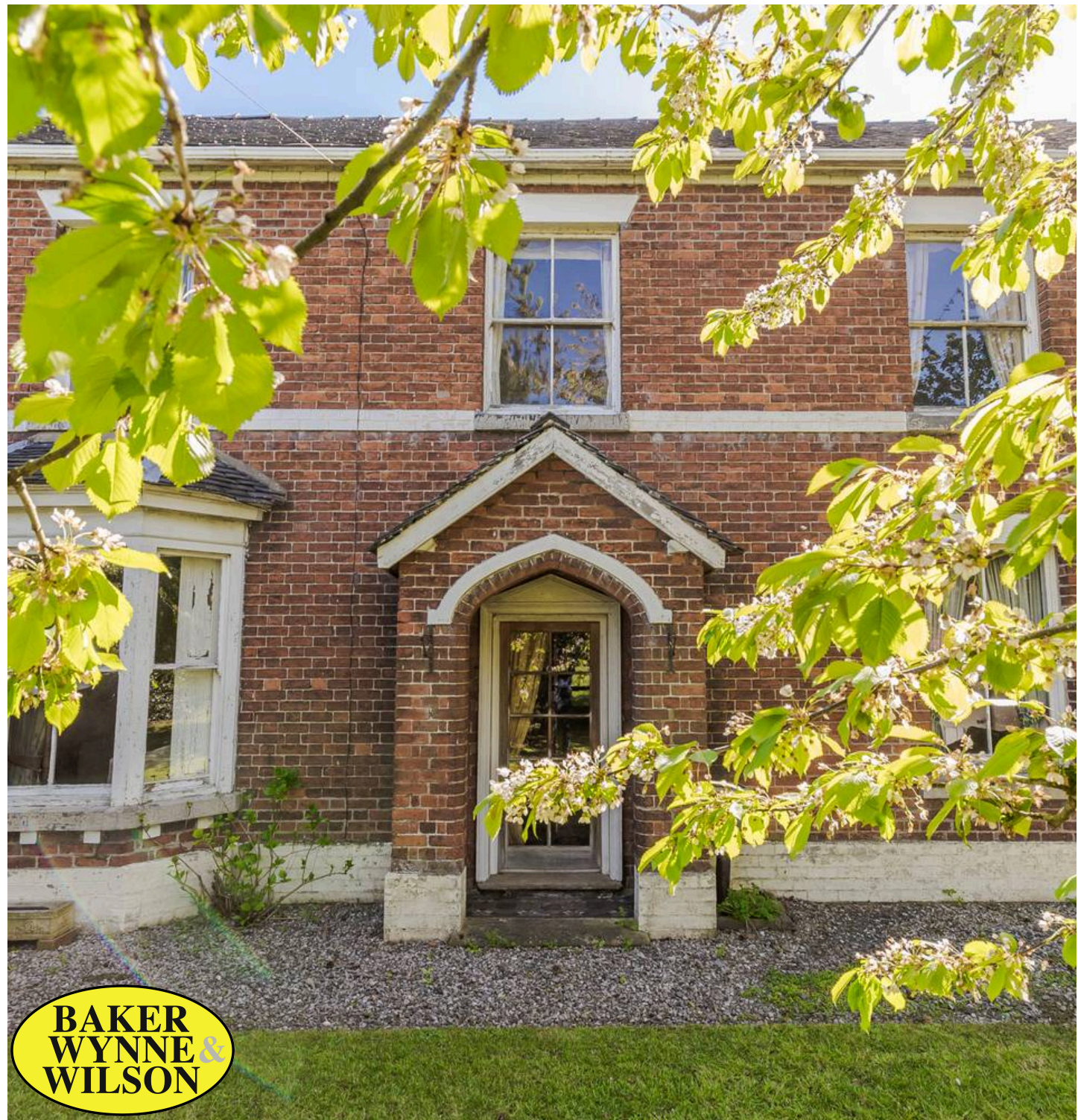
GUIDE PRICE: £800,000 - £850,000

A CHARMING AND CHARACTERFUL DETACHED PERIOD FARMHOUSE IN NEED OF GENERAL MODERNISATION AND REFURBISHMENT WITH A SUBSTANTIAL RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS. ALL SET WITHIN ABOUT THREE ACRES, IN A WONDERFUL RURAL POSITION HALF A MILE FROM AUDLEM VILLAGE CENTRE.

DESCRIPTION

Meadows Farm is a detached period house, constructed of brick under a tiled roof and approached over a sweeping concrete drive to a concrete yard with a turning circle. It offers an exciting opportunity to acquire a fine country house, buildings and land in a wonderful rural position, half a mile from Audlem village. It is believed to have been built on the site of a medieval mill as an Outlier to Combermere Abbey (dating from 1133) and used as a brewhouse. Although the oldest part of the house is believed to be late Medieval, it was substantially remodelled and enlarged in 1891, so in essence is essentially Victorian. Not listed, the house has been in the same family ownership since 1953 and is now offered for sale with no on going chain. It has been a much loved and happy family home. The house extends to about 2,800 square feet.

The accommodation offers some superb reception rooms, with generous dimensions, bay windows with original shutters, Medieval inglenook, a Minton tiled floor and exposed cruck frames.



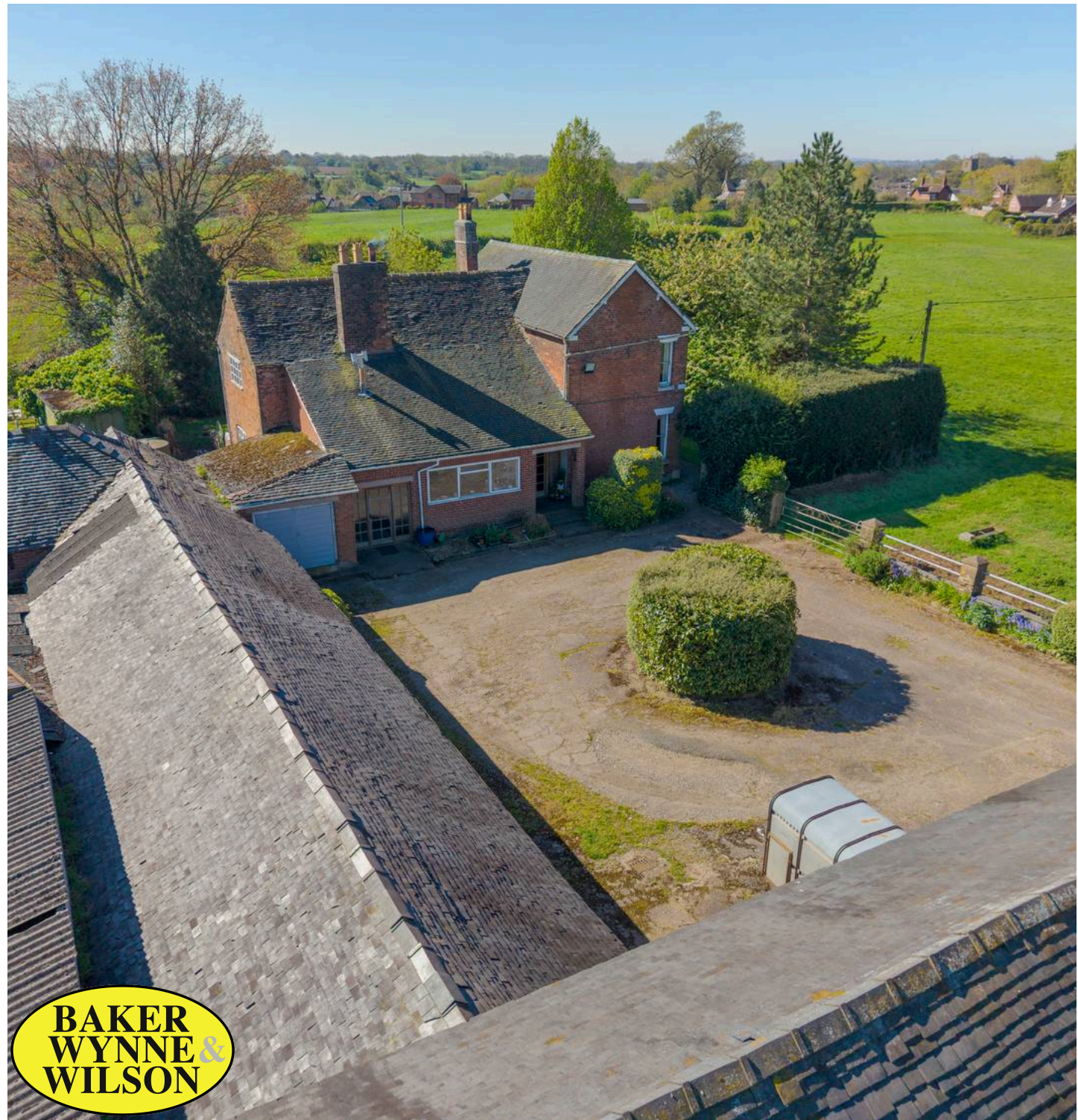
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The traditional courtyard, range of buildings is aesthetically similar to the house in appearance and would undoubtedly convert into ancillary accommodation. However, there are opportunities for other varied uses which could be undertaken to the traditional range and also the block constructed cattle housing, steel frame Dutch Barn and Implement Store. The principle range of brick and tiled buildings extends to about 3,500 square feet. The modern buildings extend to about 7,500 square feet. For avoidance of all doubt to prospective purchasers, any change of use from the present use as agricultural buildings will require planning permission.

LOCATION & AMENITIES

Meadows Farm occupies a wonderful position, half a mile from Audlem village centre. Audlem was mentioned in the Domesday book as Aldelyme, and Edward I granted 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.



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The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, general store/newsagents, dry cleaners, butchers, flower shop, two restaurants, 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 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). Private schooling in the area includes Newcastle High School, the Grange at Hartford, the Kings and Queens in Chester and Ellesmere College. 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, 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), proceed for about 6 miles into Audlem, then left by a small green into Heathfield Road, proceed for 200 yards and then turn left into Monks Lane and Meadows Farm is located on the right hand side.



SUMMARY

Entrance Hall, Sitting Room, Dining Room, Shower Room, Living Room, Garden Room, Kitchen/Breakfast Room, Boot Room, Cellar, Landing, Five Bedrooms, Bathroom, Oil Central Heating, An excellent Range of Traditional and Modern Farm Buildings, Gardens and Land. In all about 3 Acres.

ENTRANCE PORCH

With Victorian tiled floor.

RECEPTION HALL

15' 2" x 8' 0" (4.62m x 2.44m)

Minton tiled floor, downstairs store & cloaks cupboard, with stairs up to first floor landing.

LIVING ROOM

15' 2" x 14' 6" (4.62m x 4.42m)

Working fireplace with tiled inset and timber surround, parquet floor, sash bay window with original shutters, duel aspect 2nd sash window, picture rail.

GARDEN ROOM

7' 6" x 7' 6" (2.29m x 2.29m)

Tiled floor, French windows to attractive stone slab patio and garden.

SIDE ENTRANCE PORCH

7' 5" x 15' 4" (2.26m x 4.67m)

With brown quarry tiled floor.

INNER HALL

15' 4" x 7' 5" (4.67m x 2.26m)

Door from yard entrance porch, cloaks cupboard.

SITTING ROOM

24' 2" x 11' 10" (7.37m x 3.61m)

Decorative fireplace (chimney stack removed) with timber surround, sash bay window with original shutters, duel aspect side sash window.



DINING ROOM

22' 5" x 15' 2" (6.83m x 4.62m)

Medieval inglenook fireplace, multi-fuel burning stove for back-up domestic hot water and central heating, Victorian quarry tiled floor, Venetian sash window, exposed beams, blocked doorway down to cellar.

SHOWER ROOM

11' 3" x 10' 6" (3.43m x 3.20m)

Vanity unit with inset hand basin, tiled shower cubicle with mains shower, separate W/C, exposed beams.

Secondary staircase to first floor, bedroom 4.

KITCHEN/BREAKFAST ROOM

14' 2" x 14' 0" (4.32m x 4.27m)

Stainless steel double bowl sink unit, cupboards under, floor standing cupboards and drawer units, wall cupboard, ceramic tiled floor, plumbing for dishwasher/washing machine.

BOOT ROOM

14' 0" x 7' 1" (4.27m x 2.16m)

Oil fired central heating boiler, plumbing for washing machine/dishwasher, front door to yard and rear door to kitchen garden/orchard, access hatch to cellar.

CELLAR

8' 11" x 10' 11" (2.71m x 3.32m)

Stone steps up to rear of dining room (doorway blocked off at top of steps).

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

15' 2" x 8' 0" (4.62m x 2.44m)

BEDROOM NO. 1

17' 6" x 15' 7" (5.33m x 4.75m)

Timber floor, wooden double glazed window, direct access to bedroom no. 5/dressing room.

BEDROOM NO. 5/DRESSING ROOM

8' 6" x 15' 1" (2.59m x 4.60m)

Two exposed cruck timbers, timber floor, wooden double glazed window.



**BAKER
WYNNE &
WILSON**

BEDROOM NO. 2

15' 1" x 11' 11" (4.60m x 3.63m)

Duel aspect sash windows.

BEDROOM NO. 3

15' 0" x 9' 4" (4.57m x 2.85m)

Sash window.

BEDROOM NO. 4

7' 11" x 17' 6" (2.41m x 5.33m)

Duel aspect wooden double glazed windows, exposed wall timbers, timber floor, stairs down to shower room.

BATHROOM

15' 0" x 5' 6" (4.57m x 1.68m)

White suite comprising panel bath with mixer shower taps, low flush W/C and hand basin, shaver point, wooden double glazed window.

OUTSIDE

Yard. The traditional, L shaped, brick and tiled range comprised The Old Dairy, Parlour, Shippons, Garages, Work Shops and Isolation Box (some with original stone set flooring) with Hay Loft over part and extends to about 3,500 square feet. Modern buildings include Lean-to Shippon 64'8" x 15'9", Cubicle Shed 97'1" x 14'4", Collecting Yard 49'11" x 30'3", Corrugated Dutch Barn 47'9" x 45'1" and Corrugated Four Bay Implement Store 66'8" x 20'6"

GARDENS AND GROUNDS

The principle gardens enjoy a lovely South Westerly aspect towards Audlem village and Church. They are extensively lawned with borders, holly hedges, conifers, trees including hornbeam, wild cherry and a stunning Magnolia. Kitchen garden with vegetable patch and orchard.



LAND

A small paddock of pasture to the West, adjacent to the entrance drive with two gated access points from the drive and the yard and a water trough. A larger paddock to the East with a double field gate to Monks Lane and double gate access from the drive to all the farm buildings. Also provides vehicle access via a gate into the rear kitchen garden/orchard.

SERVICES

Mains water and electricity. Private drainage. If the private drainage system requires updating/replacement, it is assumed that prior to offers being made, associated costs have been considered and are the responsibility of the purchaser. Interested parties are advised to make their own investigations, no further information will be provided by the selling agents.

TENURE

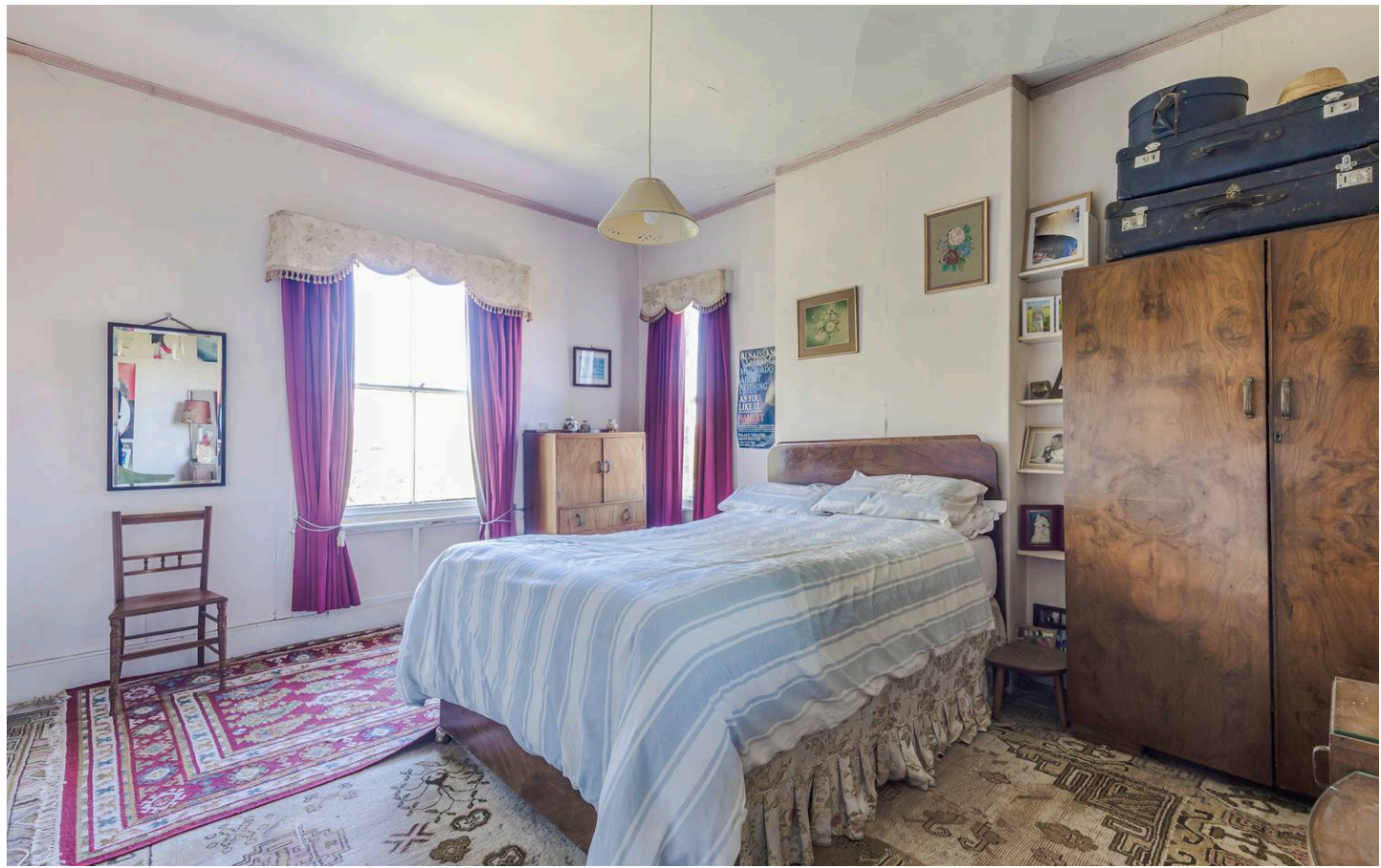
Freehold.

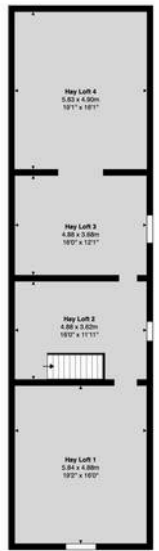
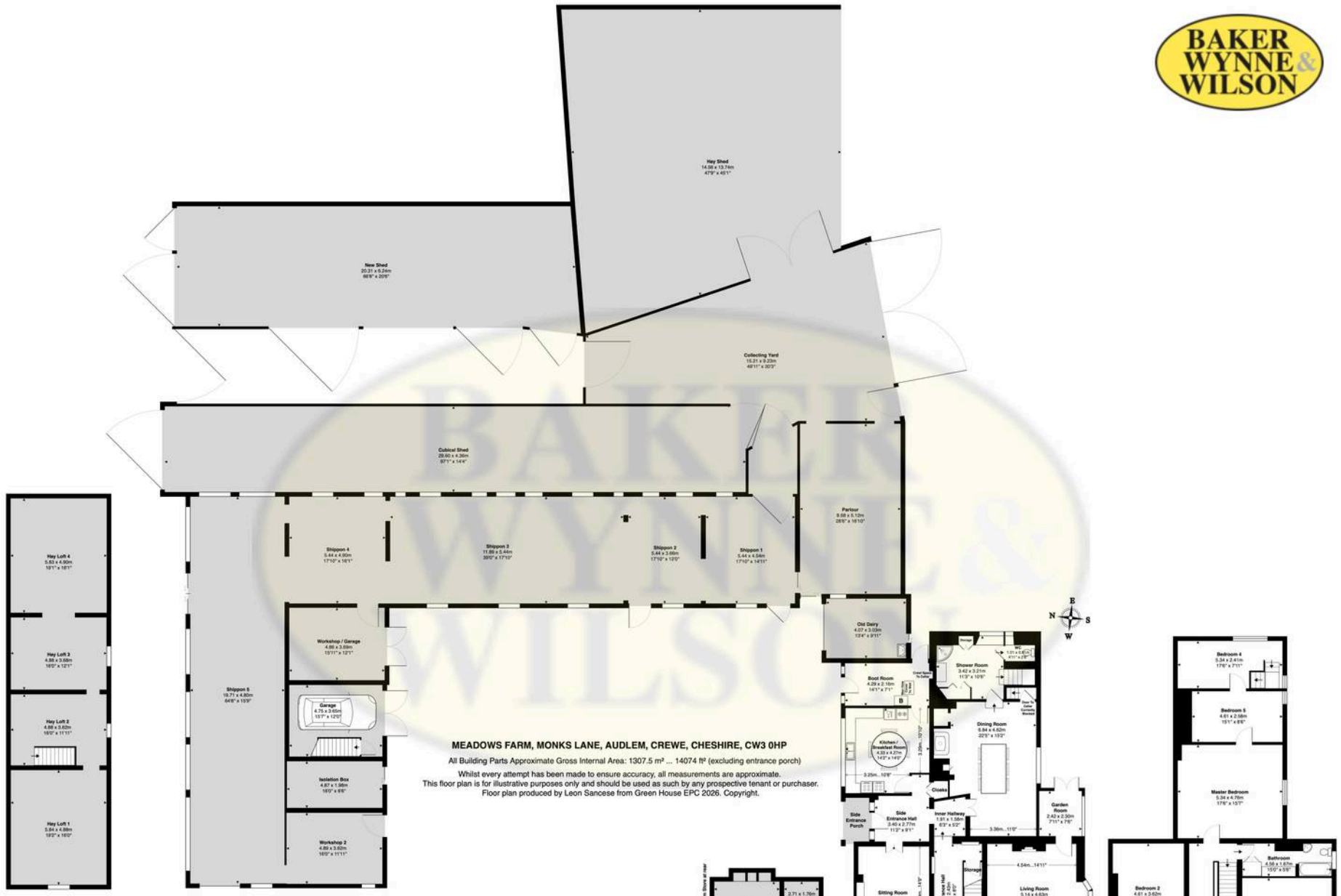
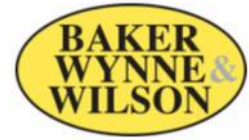
COUNCIL TAX

Band G.

VIEWINGS

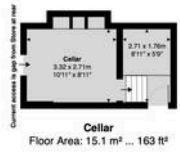
Viewing by appointment with Baker, Wynne & Wilson.





Hay Loft (First Floor)
Floor Area: 96.1 m² ... 1035 ft²

MEADOWS FARM, MONKS LANE, AUDLEM, CREWE, CHESHIRE, CW3 0HP
 All Building Parts Approximate Gross Internal Area: 1307.5 m² ... 14074 ft² (excluding entrance porch)
 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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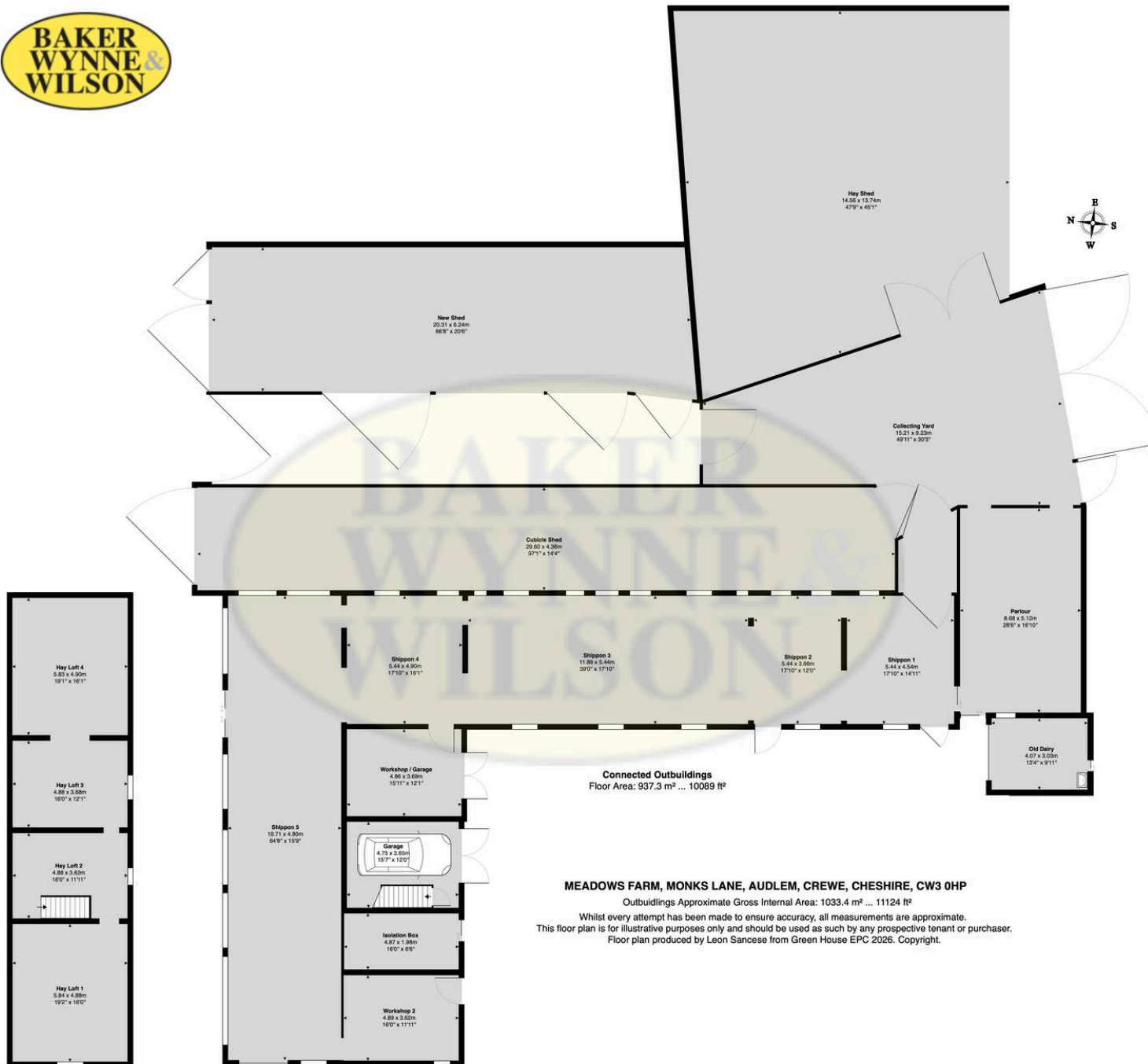
Cellar
Floor Area: 15.1 m² ... 163 ft²



House & Outbuildings Ground floor
 Floor Area: 1089.8 m² ... 11730 ft²
 Main House Ground Floor
 Floor Area: 151.7 m² ... 1633 ft²
 Outbuildings Ground Floor
 Floor Area: 937.3 m² ... 10089 ft²



First Floor
Floor Area: 106.5 m² ... 1146 ft²



Hay Loft (First Floor)
Floor Area: 96.1 m² ... 1035 ft²

MEADOWS FARM, MONKS LANE, AUDLEM, CREWE, CHESHIRE, CW3 0HP

Outbuildings Approximate Gross Internal Area: 1033.4 m² ... 11124 ft²

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