



## The Coach House, 1 & 2 Jukes Cottages and Land, Audlem Road, Corbrook – CW3 0HF

Guide Price £800,000 – £1,000,000 plus



in association with



# The Coach House, 1 & 2 Jukes Cottages and Land, Audlem Road

Corbrook, Cheshire

GUIDE PRICE: £800,000 - £1,000,000 +

A QUITE UNIQUE DEVELOPMENT AND INVESTMENT OPPORTUNITY IN A PRESTIGIOUS SETTING WITH COMMANDING VIEWS, ONE MILE FROM AUDLEM VILLAGE CENTRE COMPRISING TWO SEMI DETACHED ONE BEDROOM BUNGALOWS, A DETACHED FORMER COACH HOUSE CONVERTED INTO FOUR APARTMENTS AND LAND EXTENDING IN ALL TO ABOUT 8.6 ACRES

## DESCRIPTION

Initially the properties and land will be offered as one lot under title numbers CH612311 (Jukes Cottages), CH359316 (Land to the rear of Jukes Cottages), CH611023 (The Coach House) and CH721417 (Land to the North, South and East of Corbrook Court). See enclosed land registry plans and a promap plan, for identification purposes only.

This highly desirable and unique opportunity is offered for sale with a guide price of £800,000 to £1,000,000 plus. Depending on the offers we receive our clients reserve the right to place an overage clause on the 7.5 acres of land.

1 & 2 Jukes Cottages comprises a pair of two individual semi detached bungalows, built in about 2009 of brick under a slate roof. They have been tenanted for a number of years and require some general modernisation.



# The Coach House, 1 & 2 Jukes Cottages and Land, Audlem Road

Corbrook, Cheshire

The Coach House bears a date stone marked J.G 1903 and is constructed of brick under a slate roof. It was a former Coach House to Corbrook Court in the days it was a substantial gentleman's residence. An archway provides access to a landscaped courtyard garden. The building forms an ideal subject for conversion into one fine residence, subject to planning permission.

The properties sit adjacent to the Corbrook Park Nursing Home.

The 1.1 acre parcel of land directly to the South of Jukes Cottages includes a pond and potential car parking space for the two bungalows. It enjoys a Southerly aspect over countryside.

The 7.5 acres comprises two field enclosures of permanent pasture with hedgerow boundaries and parkland trees including oak. The principle access is over a tarmacadam hardstanding and double gates, off Audlem Road, leading to a hardcore track providing a secondary access to Jukes Cottages and The Coach House.

The sewerage treatment plant to Corbrook Court, Jukes Cottages and The Coach House lies in the field to the South of Corbrook Court. The land is presently let on a short term grazing licence.



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WILSON**

# The Coach House, 1 & 2 Jukes Cottages and Land, Audlem Road

Corbrook, Cheshire

## LOCATION & AMENITIES

The properties and land occupy a delightful setting one 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. 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, restaurant, cafe, 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 property 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.



## SUMMARY

### 1 & 2 JUKES COTTAGES

Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom, Storage Heaters, Double Glazed Windows, Garden, Car Parking Space. Each property extends to about 570 square feet.

### THE COACH HOUSE

Converted into four apartments (2 No. one bedroom, 2 No. two bedroom). The building extends to about 2,500 square feet plus the archway. Storage Heaters, Part Double Glazed Windows, Walled Garden.

### LAND

A parcel of land with a pond to the South of Jukes Cottages (1.1 acres). Two paddocks of pasture to the North, South and East of Corbrook Court (7.5 acres).

### JUKES COTTAGES:

#### 1 Jukes Cottages

##### Entrance Hall

10' 3" x 6' 8" (3.12m x 2.03m)

Built in cupboard, cylinder cupboard.

##### Living Room

16' 4" x 12' 8" (4.98m x 3.86m)

Double glazed window and double glazed French windows to garden.

##### Kitchen

12' 8" x 8' 10" (3.86m x 2.69m)

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven, grill and microwave, four burner ceramic hob unit with extractor hood above, integrated refrigerator and freezer, washing machine, integrated dishwasher.

##### Bedroom

10' 9" x 10' 2" (3.28m x 3.10m)



**Bathroom**

10' 1" x 7' 5" (3.07m x 2.26m)

Bathroom suite comprising panel bath, pedestal hand basin and low flush W/C, tiled shower cubicle with shower.

**Outside**

21' 0" x 30' 0" (6.40m x 9.14m)

Flagged and lawned garden

**2 Jukes Cottages****Entrance Hall**

16' 1" x 5' 0" (4.90m x 1.52m)

Two built in cupboards, cylinder cupboard, access to loft.

**Living Room**

15' 5" x 10' 4" (4.70m x 3.15m)

Double glazed French windows to garden.

**Kitchen**

12' 2" x 8' 1" (3.71m x 2.46m)

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and grill, four burner ceramic hob unit with extractor hood above, integrated refrigerator/freezer and dishwasher, two double glazed windows.

**Bedroom**

12' 2" x 8' 11" (3.71m x 2.72m)

Fitted triple wardrobe.

**Shower Room**

9' 8" x 6' 7" (2.95m x 2.01m)

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with shower, seat, shaver point.

**Outside**

25' 0" x 23' 6" (7.62m x 7.16m)

Flagged garden.



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**THE COACH HOUSE:**

**Apartment 1 (Ground Floor):**

**Living Room open to Kitchen**

20' 4" x 11' 11" (6.20m x 3.63m)

Overall measurements.

**Living Room**

Five double glazed windows.

**Kitchen**

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, integrated oven, grill and microwave, integrated refrigerator and freezer, four burner ceramic hob unit with extractor hood above.

**Bedroom**

12' 2" x 8' 11" (3.71m x 2.72m)

**Shower Room**

7' 11" x 6' 3" (2.41m x 1.91m)

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with shower.

**Apartment 2 (Ground Floor)**

**Entrance Hall**

9' 9" x 5' 11" (2.97m x 1.80m)

Cylinder cupboard.

**Living Room**

18' 4" x 13' 2" (5.59m x 4.01m)

Four windows.

**Kitchen**

12' 0" x 5' 10" (3.66m x 1.78m)

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units, worktops, wall cupboards, integrated oven, grill and microwave, integrated refrigerator, freezer and dishwasher, spot light fitting, two windows.



**Inner Hall**

9' 0" x 3' 7" (2.74m x 1.09m)

**Bedroom No. 1**

14' 11" x 8' 2" (4.55m x 2.49m)

Two double glazed windows.

**Bedroom No. 2**

9' 7" x 7' 3" (2.92m x 2.21m)

**Shower Room**

7' 2" x 6' 10" (2.18m x 2.08m)

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with shower, decorative cast iron fireplace.

**Apartment 3 (First Floor)****Entrance**

3' 8" x 3' 4" (1.12m x 1.02m)

**Stairs to first floor landing**

Built in cupboard.

**Living Room**

21' 1" x 10' 10" (6.43m x 3.30m)

Decorative cast iron fire grate, part vaulted ceiling, two double glazed windows.

**Kitchen**

8' 1" x 4' 8" (2.46m x 1.42m)

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, integrated oven, grill, microwave and refrigerator.

**Bedroom**

14' 8" x 8' 3" (4.47m x 2.52m)

Two windows, ceiling beams.

**Shower Room**

7' 10" x 6' 7" (2.39m x 2.01m)

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with shower, cylinder cupboard.



**Apartment 4 (First Floor)**

**Ground Floor Entrance Hall**

8' 5" x 4' 6" (2.56m x 1.37m)

Built in cupboard.

**Stairs to First Floor Landing**

18' 0" x 9' 9" (5.49m x 2.97m)

Ceiling beams, cylinder cupboard, built in wardrobe, two windows.

**Living Room**

18' 5" x 9' 9" (5.61m x 2.97m)

Part vaulted beam ceiling, four windows, Juliet balcony.

**Kitchen**

10' 1" x 6' 0" (3.07m x 1.83m)

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wine rack, integrated oven, grill and microwave, four burner ceramic hob unit with extractor hood above, space for refrigerator, integrated dishwasher.

**Bedroom**

13' 0" x 9' 9" (3.96m x 2.97m)

Double glazed sash window, ceiling beam.

**Shower Room**

8' 3" x 5' 10" (2.52m x 1.78m)

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with shower.

**Inner Landing**

16' 7" x 3' 5" (5.06m x 1.04m)

Access to loft.

**Bedroom**

10' 1" x 8' 5" (3.07m x 2.57m)

Two windows, ceiling beam.



## Outside

Integral Wash Room 8' 10" x 3' 5". An archway with double gates provides access to the rear garden and potential parking. The rear garden measures 43 feet by 80 feet and comprises a paved area with raised beds, two pergolas, rose and herbaceous borders and seating.

## EPC's

1 The Coach House 69 C <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2917-4650-2496-1275> 2 The Coach House 61 D <https://find-energy-certificate.service.gov.uk/energy-certificate/1200-0477-0122-3698-3563> 3 The Coach House 71 C <https://find-energy-certificate.service.gov.uk/energy-certificate/8836-0425-8600-0117-2292> 4 The Coach House 59 D <https://find-energy-certificate.service.gov.uk/energy-certificate/3200-3478-0122-8694-3563> 1 Jukes Cottages 68 D <https://find-energy-certificate.service.gov.uk/energy-certificate/6200-3478-0122-8698-3563> 2 Jukes Cottages 67 D <https://find-energy-certificate.service.gov.uk/energy-certificate/9370-3062-4205-9016-4200>

## SERVICES

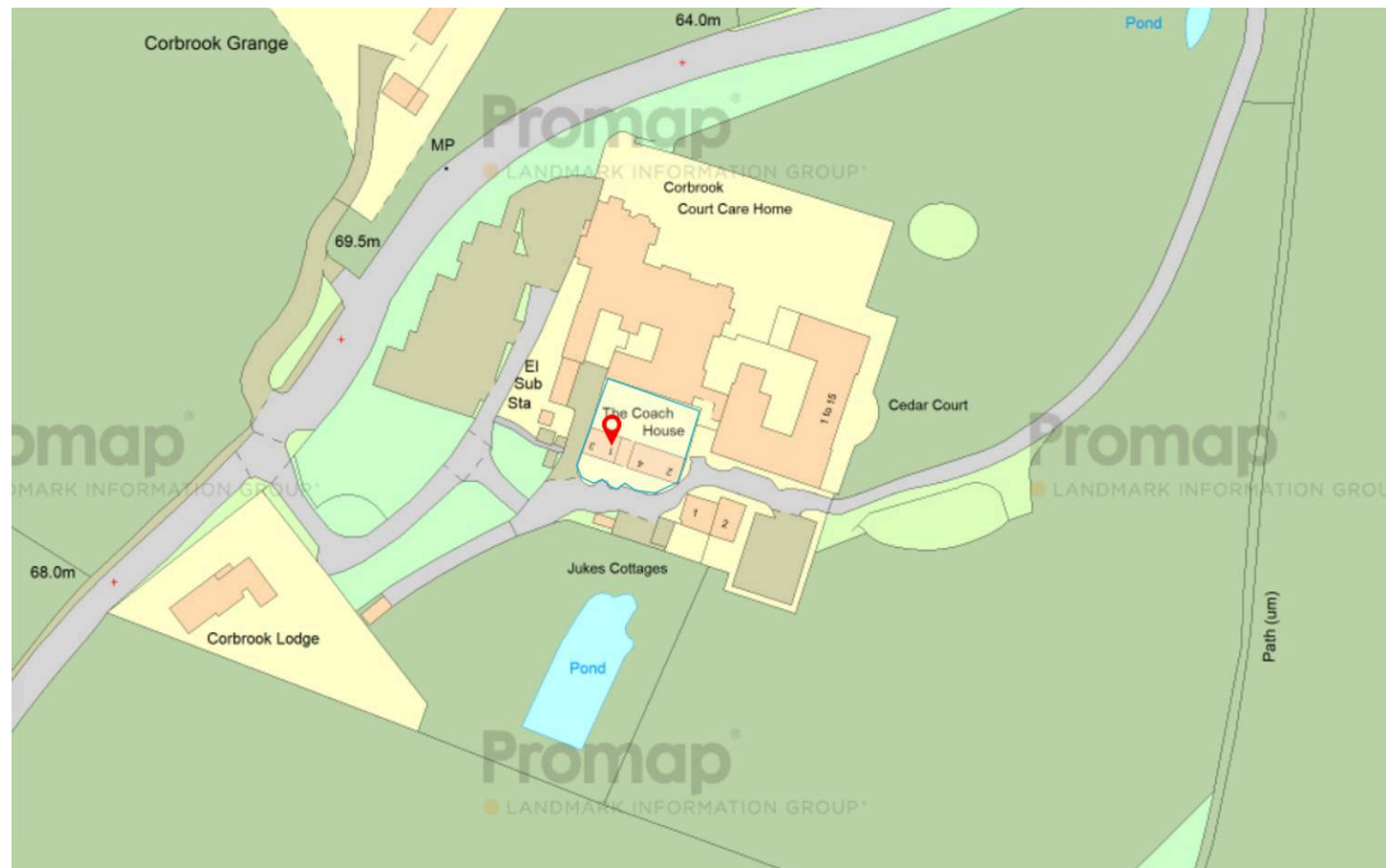
Mains water and electricity. Private drainage system.

## TENURE

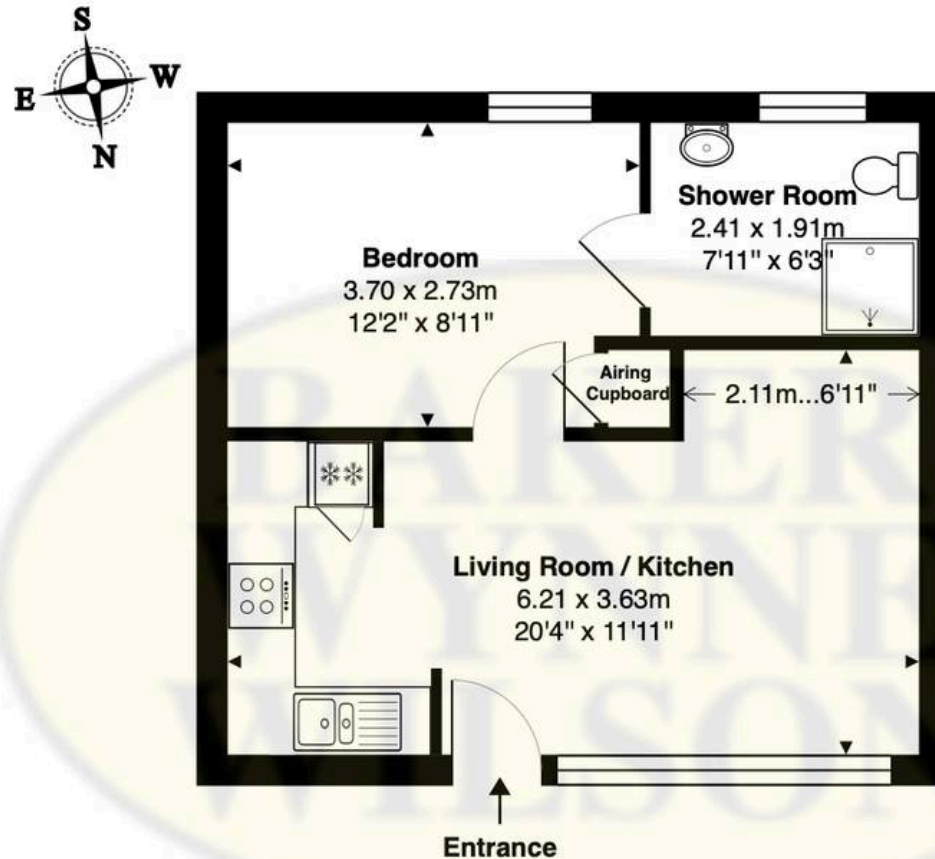
Freehold.

## VIEWINGS

By appointment with Baker, Wynne & Wilson.



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WILSON**



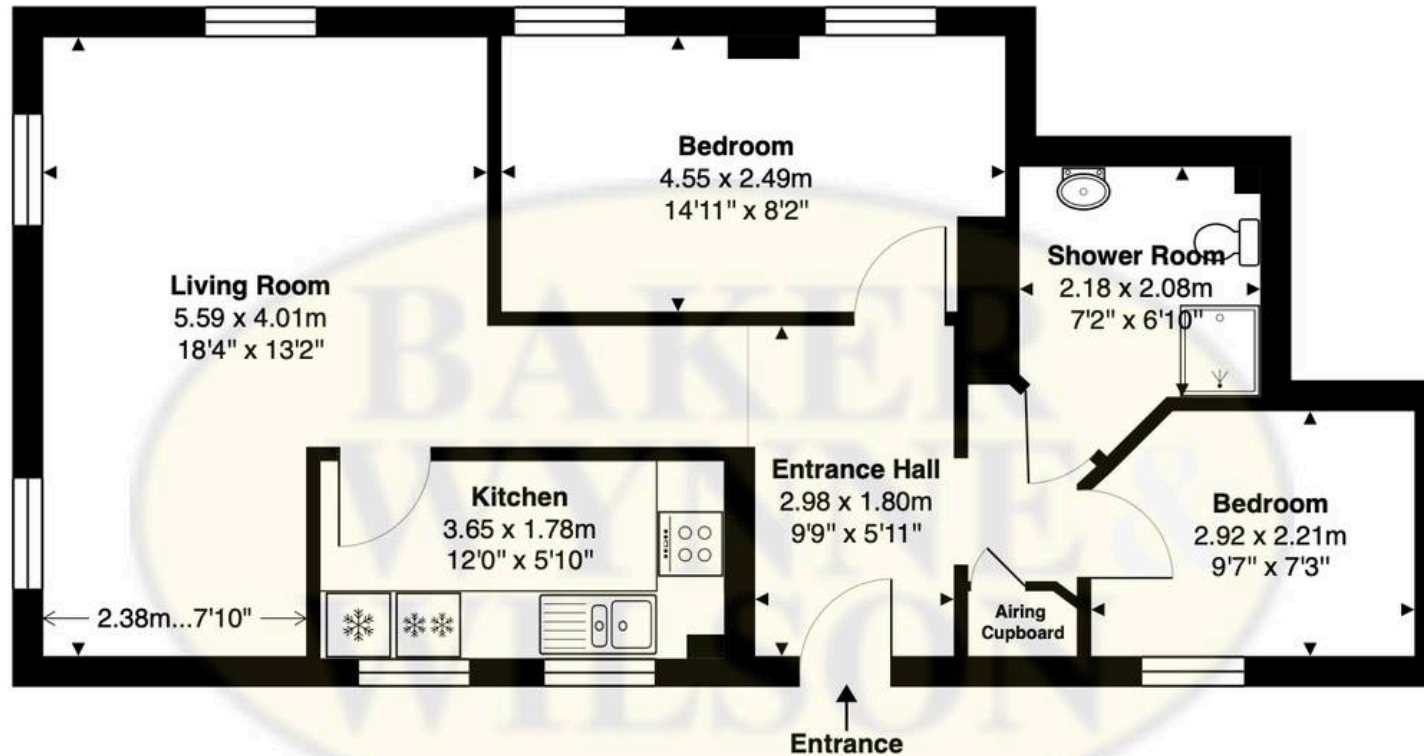
**1 THE COACH HOUSE, CORBROOK COURT, AUDLEM ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0HF**

Approximate Gross Internal Area: 35.2 m<sup>2</sup> ... 379 ft<sup>2</sup>

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.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



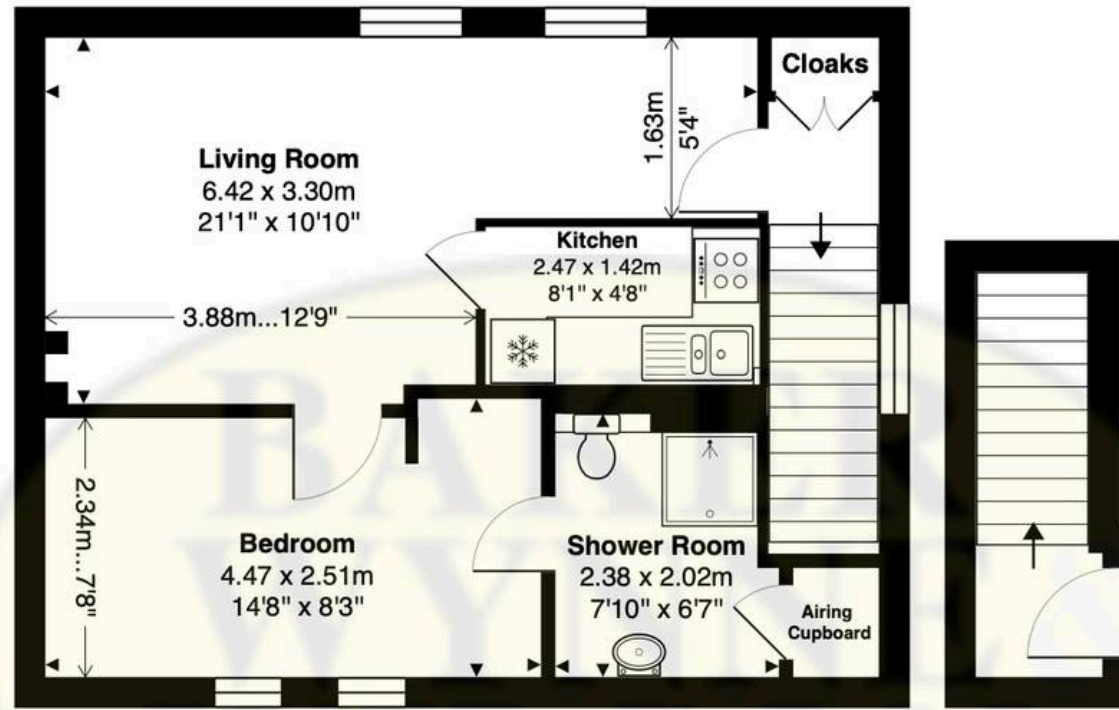
**2 THE COACH HOUSE, CORBROOK COURT, AUDLEM ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0HF**

Approximate Gross Internal Area: 62.0 m<sup>2</sup> ... 667 ft<sup>2</sup>

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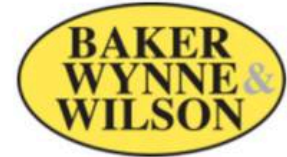
**First Floor**  
Floor Area: 42.8 m<sup>2</sup> ... 461 ft<sup>2</sup>

**Ground Floor Entrance**  
Floor Area: 1.3 m<sup>2</sup> ... 14 ft<sup>2</sup>

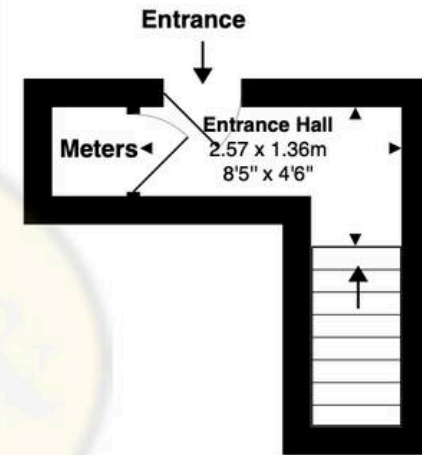
### 3 THE COACH HOUSE, CORBROOK COURT, AUDLEM ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0HF

Approximate Gross Internal Area: 44.2 m<sup>2</sup> ... 475 ft<sup>2</sup>

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**First Floor**  
Floor Area: 62.4 m<sup>2</sup> ... 672 ft<sup>2</sup>

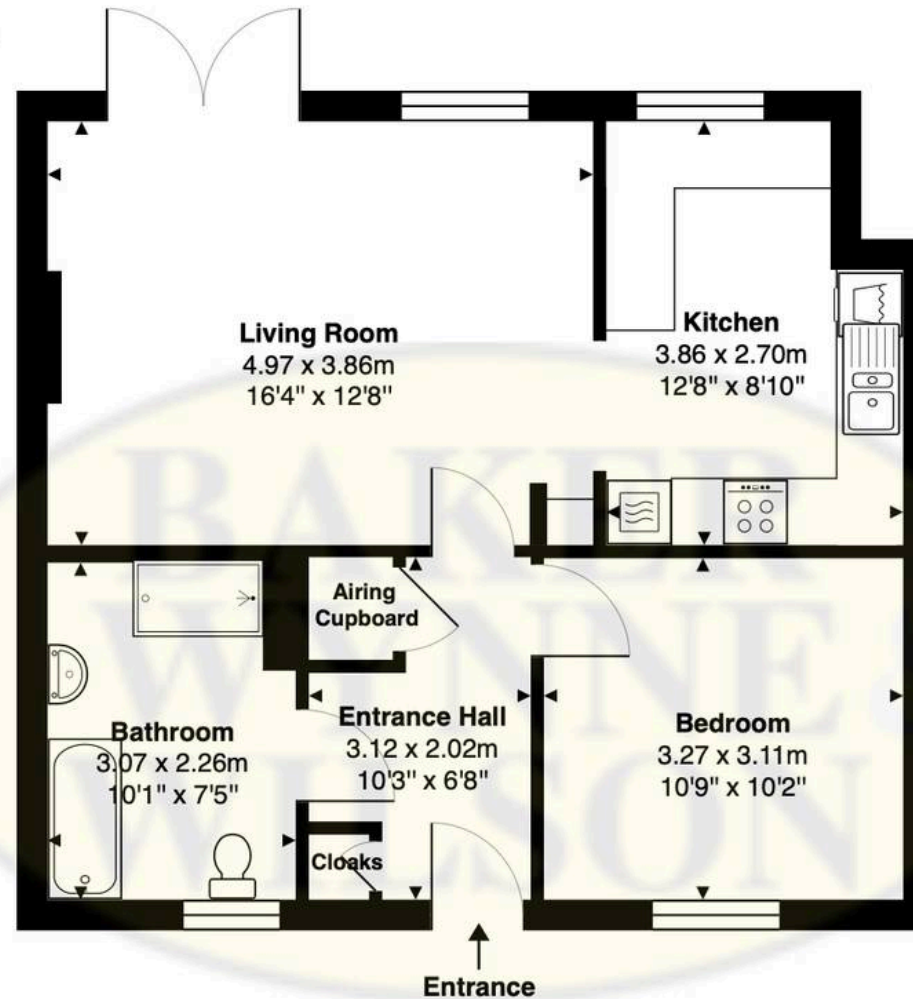
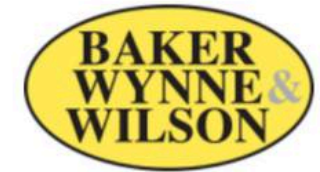


**Ground Floor Entrance**  
Floor Area: 3.4 m<sup>2</sup> ... 37 ft<sup>2</sup>

**4 THE COACH HOUSE, CORBROOK COURT, AUDLEM ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0HF**

Approximate Gross Internal Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>

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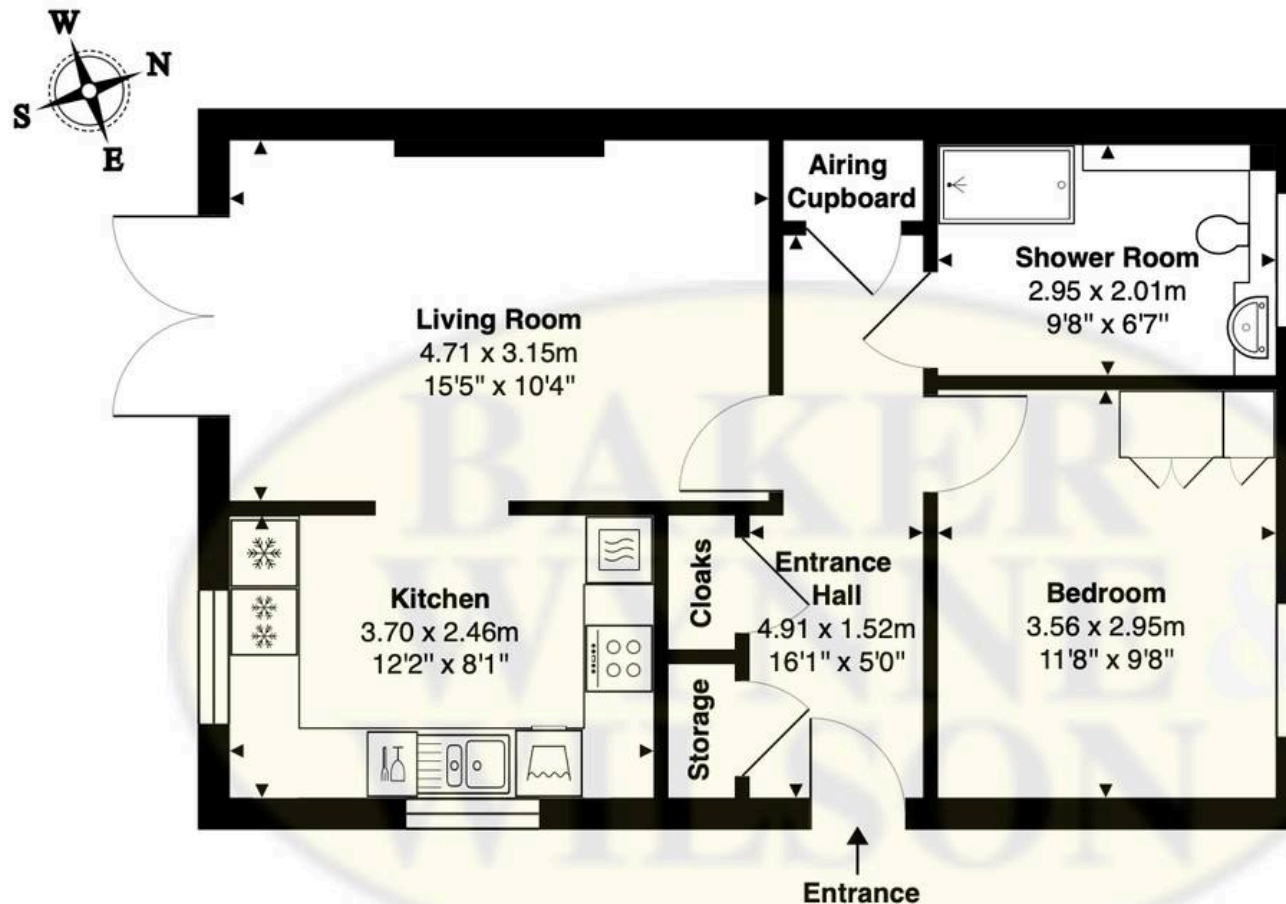
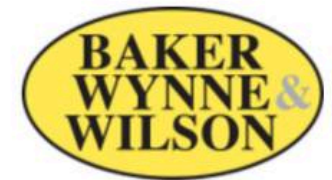
**1 JUKES COTTAGES, CORBROOK COURT, AUDLEM ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0HF**

Approximate Gross Internal Area: 54.3 m<sup>2</sup> ... 585 ft<sup>2</sup>

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**2 JUKES COTTAGES, CORBROOK COURT, AUDLEM ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0HF**

Approximate Gross Internal Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>

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