



Corbrook Grange
Corbrook | Audlem | Crewe | Cheshire | CW3 0HF

 FINE & COUNTRY

CORBROOK GRANGE



This breathtakingly spectacular 7-bedroom sanctuary brings contemporary sophistication to the Cheshire countryside, with approximately 7,300 sq ft of beautifully appointed living space with ultimate wellness at its heart and 7.5 acres in which to enjoy it.

Here, the pleasures of a private retreat belong to everyday life, with Audlem village centre about 2 minutes from your gates.



STEP INSIDE

Electronically operated gates open onto a sweeping driveway, curving around a central island as the house comes into view. Open lawns and mature planting surround you.

Inside, the galleried reception hall introduces the scale and elegance of the interiors. Light draws you through the house. In the triple-aspect drawing room, the gardens become an ever-changing backdrop to morning coffee, afternoon conversation and evenings together. Generous windows keep you connected to the landscape, with views extending towards the Welsh hills.

Across 5 reception rooms, you can shape the house around your own family. Bring everyone together for a celebration, give teenagers somewhere to make their own, or retreat to a quieter room with a book. With 7 bedrooms and 7 bathrooms, there is room for visiting friends, growing families and generations living comfortably alongside one another.

The kitchen and breakfast room provide the warmth at the heart of it all, with an AGA lending that unmistakable country-house welcome. Long breakfasts and conversations over supper find their natural home here. With 3 separate kitchens, including a dedicated chef's kitchen, you can entertain on a more sumptuous scale, inviting a private chef to take care of dinner while you spend the evening with your guests.

For moments of pure indulgence, the yoga studio, heated indoor pool and steam room bring the pleasures of a private spa into your own home. Enjoy a morning swim, welcome your massage therapist for an afternoon treatment, or step outside from the studio to unwind amid the principally southwest-facing gardens.

Adding another compelling dimension, the property benefits from planning permission for a health retreat, opening up the enticing possibility of combining an exceptional home with a wellness potential.

The principal suite offers a private balcony with a glorious vantage point for watching the sunset, where the horizon ignites in an exquisite sweep of colour. An evening aperitif becomes an occasion in itself, with the changing sky providing a spectacular finale to your day.





















SELLER INSIGHT

“ When we first came to Corbrook Grange, we were actually looking to downsize. But the moment we came down the drive, saw the view and then saw the scale of the house, we completely fell in love with it. What followed was a two-year renovation project, bringing a house that had barely been touched for 40 years into the home it is today.

The house still has the welcoming feeling of a family home, but we opened it up to create a wonderful flow, particularly around the huge open-plan kitchen, with its AGA and adjoining chefs' kitchen, which leads straight through to the dining room and out into the gardens. There are multiple lounges, bedrooms and bathrooms, making it incredibly versatile for family life, multigenerational living or even creating a self-contained guest or relatives' annex.

It is also, without doubt, the most amazing entertaining house. We have hosted garden parties, Wimbledon and World Cup parties, a Coronation lunch for 24 and our daughter's 21st, when 20 friends stayed over. The house simply lends itself to big gatherings.

Yet for all its size, Corbrook Grange is wonderfully cosy. Our favourite room is the big winter lounge, with views towards the Welsh hills and spectacular sunsets. We love sitting on the glass balcony outside the main bedroom to watch the sun go down.

Outside, the enclosed land is private and spacious enough for horses, with an orchard of apple, pear, plum and cherry trees. There is a sunny patio for al fresco dining and a gravel garden with a twelve-seater table – perfect for long summer evenings.

We had always earmarked Audlem as somewhere we would love to live, and the village has been everything we hoped for. There is a wonderful sense of proper village life here, with an amazing community and so much within walking distance – pubs, tearooms, the Co-op, doctors, pharmacy, tennis and bowling clubs, as well as the canal-side pub. The flower and beer festivals and Christmas carols by candlelight are just some of the things we will miss terribly. Transport links are also excellent, with Crewe station just 25 minutes away, offering direct trains to London and being one of the country's biggest railway junctions.

We have loved every minute here and will be incredibly sad to leave. Corbrook Grange is a huge house with a wonderfully warm heart, and we hope its next owners will enjoy it as much as we have.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP OUTSIDE

Beyond your gates, there is every reason to explore. In the award-winning village of Audlem, Oxtail & Trotter continues a butchery tradition spanning more than 150 years, bringing a sense of provenance to your table, while coffee at The Tearoom at No 11 offers a delightful reason to linger. For an evening closer to home, enjoy a match on Audlem Tennis Club's floodlit courts or a leisurely game at the village bowling club, then return for supper as the last light settles over your gardens. Village life is close enough to enjoy on impulse.

In the heart of Cheshire's golden countryside, you can enjoy a social and sporting life as fulfilling as the setting itself. Spend a weekend admiring vintage craftsmanship at a classic car show at Capesthorne Hall, refine your swing at Wychwood Park Golf Club or enjoy a session at the award-winning NEED Golf Centre near Nantwich. If tennis is your passion, meet friends at Nantwich Tennis Club for friendly rallies or spirited competition before returning home to a candlelit table. Spend an afternoon exploring Cholmondeley Castle Gardens, while equestrian interests find further inspiration in the wider area's distinguished racing heritage, including Manor House Stables at Malpas.

When work or the city calls, Crewe station connects you directly with London Euston, with services from approximately 1 hour 37 minutes. Access to the M6 and wider motorway network also keeps journeys towards Liverpool and Manchester within the scope of life here.

This prime location perfectly bridges peaceful rural privacy with the North West's most prestigious social diaries.

This is ultimately a home defined not by one feature, but by the rarity of finding so many desirable elements together: significant acreage, exceptional views, substantial accommodation, independent living space and private leisure facilities. In essence, it is one of a kind.







INFORMATION

Planning Permission

Change of use from dwelling (Class C3) to Health Retreat (Class C2), granted 14 December 2020. Planning Reference 20/5578N

Services, Utilities & Property Information

Local Authority: Cheshire East Council

Tenure: Freehold

Internal Floor Area: Approximately 7,500 sq ft

Land: Approximately 7.5 acres

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Septic tank

Heating: Oil-fired central heating to the left wing of house;

LPG central heating to the right wing

Garage: Double garage

Parking: Extensive private driveway parking

Broadband availability: Available

Mobile coverage: 4G Available

EPC: D

Council Tax Band: G

Viewing

Contact Fine & Country Chester, Nantwich and Tarporley to arrange your exclusive viewing or for further information.

Approximate Gross Internal Area
Main House = 7,296 Sq Ft / 678 Sq M
Garage = 314 Sq Ft / 29 Sq M
Total = 7,610 Sq Ft/707 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	64 D
39-54	E		
21-38	F		
1-20	G		

Total Area: 7,296 Sq. Ft , 678 M2

Ground Floor: 5,618 Sq. Ft , 522 M2, First Floor: 1,678 Sq. Ft , 156 M2,
Excluded Area: Garage : 314 Sq. Ft , 29 M2, Porch : 284 Sq. Ft , 26 M2, Patio : 418 Sq. Ft , 39 M2, Open To Below : 125 Sq. Ft , 12 M2, Terrace : 467 Sq. Ft , 47 M2,
Floor Plan Created By Markeb Media. Measurements Deemed Highly Reliable But Not Guaranteed.



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We value the little things that make a home

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