



Willow Farm Bunsley Bank, Audlem, CW3 0HS

Guide Price £850,000



in association with



Willow Farm Bunsley Bank

Audlem, Crewe

AN ATTRACTIVE, TASTEFULLY RENOVATED, DETACHED PERIOD HOUSE WITH OUTBUILDINGS AND LAND, IN A TRULY IDYLIC RURAL SETTING WITH STUNNING VIEWS ABOUT ONE MILE FROM AUDLEM VILLAGE. IN ALL ABOUT 4.2 ACRES

DESCRIPTION

Willow Farm was built in the 1840's of brick under a tiled roof. Approached over a long private drive it enjoys a peaceful and beautiful setting. The present owners have resided in the house for 26 years and have continually invested in and enhanced it over this time. It has been much treasured and loved, evidenced by the beautiful grounds and well planned changes. Willow Farm is offered with no on going chain and would be ideal for those families looking for an equestrian property, or simply those who want privacy and a sense of their own space.

The land wraps around the house and buildings, thus giving both excellent privacy and also the real ease and convenience for day to day equestrian use.

The property boasts extensive outbuildings totalling about 2,200 square feet which include a superb brick and tiled garage block, former shipon, stable block and implement store. These versatile structures provide ample space for various pursuits.

The gardens and grounds at Willow Farm are a delight and have been well nurtured over the years. Highlights include a South West facing formal garden with patio, orchard, kitchen garden with greenhouse and a lovely woodland walk that leads to the top paddock. The whole extends to about 4.2 acres.



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LOCATION & AMENITIES

Willow Farm is situated about one mile from Audlem village and half a mile from the Hamlet of Hankelow in an area of outstanding countryside. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, newsagent/general store, dry cleaners, butchers, flower shop, two restaurants, café, three public houses and a medical centre. Nantwich (6 miles), offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe (10 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (junction 16) is 12 miles and Manchester International 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 at 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.



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DIRECTIONS

To find the property take the A525 South of Nantwich for about 5 miles into Hankelow, turn left by the White Lion Public House into Longhill Lane, proceed for 200 yards and turn right (signed Bunsley Bank), proceed for .7 of a mile and the entrance drive to Willow Farm is located on the right hand side.



SUMMARY

Entrance Porch, Entrance Hall, Cellar, Study, Sitting Room, Living Room, Garden Room, Kitchen, Rear Entrance, Utility/Cloakroom, Landing, Master Bedroom with Ensuite Shower Room, Three Further Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Car Parking and Turning Area, Three Car Garage Block and Home Office, Former Shipon, Stable Yard with Three Loose Boxes, Tack Room, Garage and Implement Store, Gardens, Orchard, Kitchen Garden, Woodland, Land.

ENTRANCE PORCH

ENTRANCE HALL

Oak strip floor, pine entrance door with double glazed stained glass lights.

CELLAR

13' 11" x 6' 2" (4.24m x 1.88m)

Full ceiling height.

STUDY

12' 4" x 11' 11" (3.76m x 3.63m)

SITTING ROOM

12' 4" x 10' 7" (3.76m x 3.23m)

Brick fireplace with tiled hearth, oak mantle and Morso wood burning stove, oak strip floor.

LIVING ROOM OPEN TO GARDEN ROOM

18' 5" x 11' 11" (5.61m x 3.63m)

LIVING ROOM

Brick fireplace, stone hearth and oak mantle, Morso wood burning stove, three wall lights, two pairs of double glazed French windows with integrated blinds and double glazed bi-folding doors to Garden Room, oak floor.

GARDEN ROOM

9' 8" x 9' 7" (2.95m x 2.92m)

Tiled floor, double glazed windows with integrated blinds, double glazed French windows to patio.



**BAKER
WYNNE &
WILSON**

KITCHEN

15' 10" x 10' 11" (4.83m x 3.33m)

Belfast sink, excellent range of floor standing cupboard and drawer units with oak worktops, wall cupboards, wine rack, shelving, plumbing for dishwasher, tiled floor, inset ceiling lighting.

REAR ENTRANCE

Cupboard housing Worcester oil fired central heating boiler, built in cupboard, door to rear, tiled floor.

UTILITY/CLOAK ROOM

6' 6" x 5' 7" (1.98m x 1.70m)

Belfast sink, low flush W/C, shelving, plumbing for washing machine.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Two loft accesses.

MASTER BEDROOM

12' 10" x 11' 10" (3.91m x 3.61m)

Two double glazed windows enjoying superb South Westerly views over the gardens, land and rolling countryside beyond, two fitted double wardrobes, two bed lights.

ENSUITE SHOWER ROOM

11' 10" x 4' 10" (3.61m x 1.47m)

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

BEDROOM NO. 2

12' 6" x 12' 1" (3.81m x 3.68m)

BEDROOM NO. 3

12' 4" x 10' 7" (3.76m x 3.23m)

BEDROOM NO. 4

11' 7" x 7' 4" (3.53m x 2.24m)



BATHROOM

8' 11" x 7' 7" (2.72m x 2.31m)

White suite comprising panel bath with Aqualiser shower over, pedestal hand basin and low flush W/C, bathroom cabinet with mirrored door, cylinder and airing cupboard.

OUTSIDE

Willow Farm is approached over a shared (with Bunsley Bank Farm) unadopted drive leading to its own drive. Block and gravel car parking area. Exterior lighting. Car charging point. Brick built tiled roof detached GARAGE BLOCK comprising GARAGE 27'1" x 18'7", Inspection Pit, Two up and over doors, the larger being electrically operated Electric power to the whole stable block area, power and light, HOME OFFICE/HOBBY ROOM 18'2" x 21'7" two double glazed windows. Oil tank. The block paved drive continues to a gravel drive and a brick and tiled former SHIPON 22'6" x 13'3" overall with power and light. A grass track continues to the stable yard. Concrete stable yard with muck heap and water. Block constructed, corrugated roofed stable block with overhang comprising THREE LOOSE BOXES, each measuring about 12'6" x 12'0" and a TACK ROOM 12'4" x 6'6". Block constructed, corrugated roofed implement STORE 16'5" x 33'4" and GARAGE 16'5" x 9'0. Greenhouse.

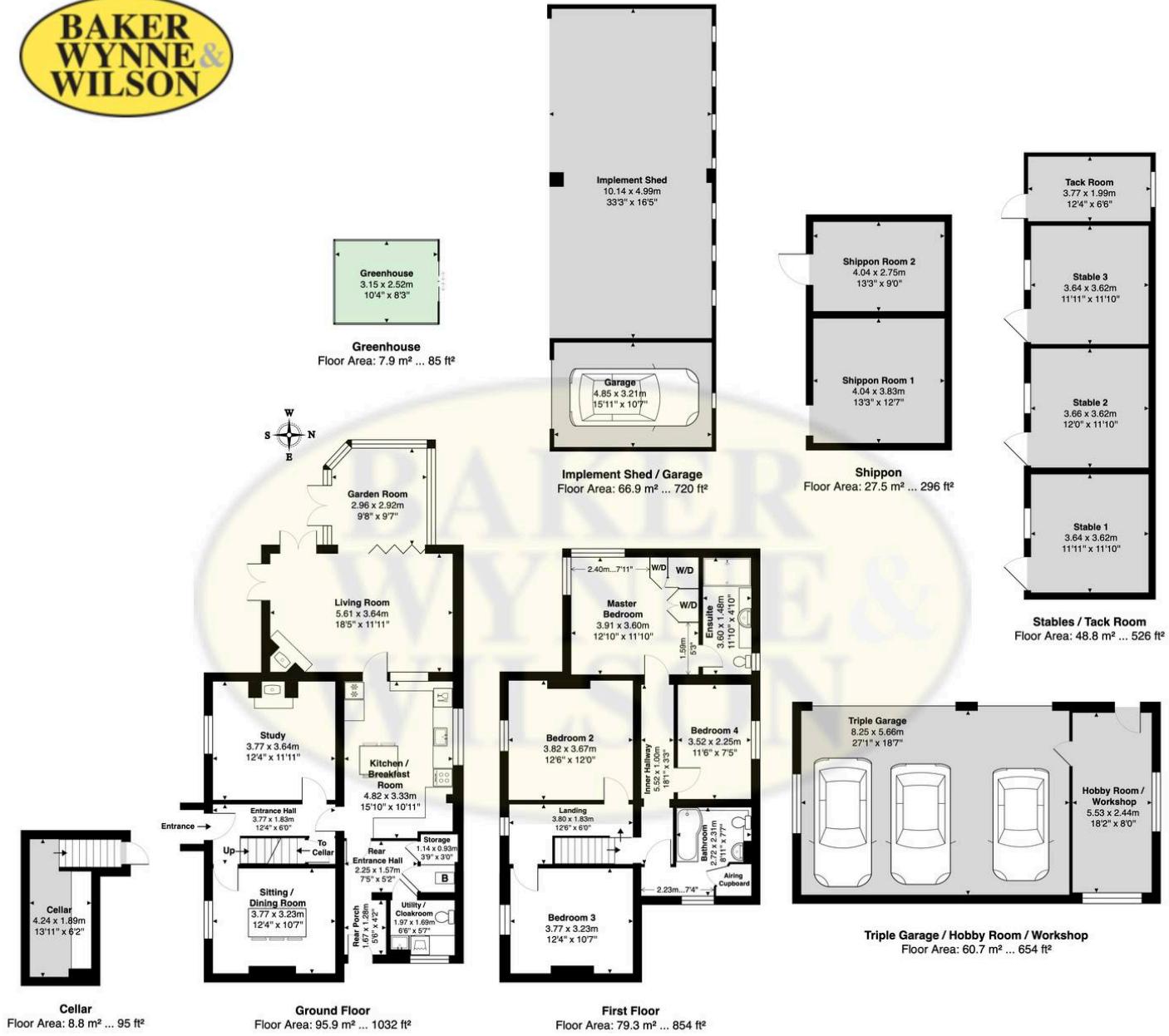
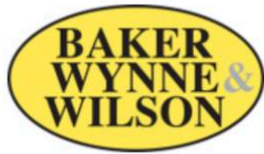
GARDENS

The principle formal gardens enjoy a South Westerly aspect over rolling countryside. They are lawned with herbaceous borders and an Indian stone flagged patio. A gate leads to an orchard and kitchen garden beyond. To the rear there is a gravel seating area with dwarfed wall and a raised border. A path leads to a lovely woodland walk.

LAND

The land is divided into three paddock enclosures with post and rail and hedgerow boundaries. Audlem brook forms the natural Northern boundary. The bottom (West) paddock is accessed via a field gate from the stable yard. A footpath passes through the paddock. A field gate leads to the middle (North) paddock. The top paddock (East) has lane frontage and a field gate onto the entrance drive. Plan attached, for identification purposes only.





WILLOW FARM, BUNSLEY BANK, AUDLEM, CREWE, CHESHIRE, CW3 0HS

All Building Parts Approximate Gross Internal Area: 395.9 m² ... 4261 ft²

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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