



Gorsey Bank Audlem Road, Woore, CW3 9RN

Guide Price **£1,000,000**



in association with



Gorsey Bank Audlem Road

Woore, Crewe

A STRIKING DETACHED HOUSE WITH FANTASTIC EQUESTRIAN FACILITIES, TRIPLE GARAGE AND UTILITY SPACE AND STUNNING 360 DEGREE VIEWS OF THE SURROUNDING COUNTRYSIDE, ALL SET WITHIN 8.70 ACRES.

DESCRIPTION

Gorsey Bank, constructed of brick with rendered elevations under a tiled roof, stands back from the road approached over a sweeping gravel drive leading to a tarmacadam car parking and turning area. It is an impressive well presented home with a contemporary feel. The accommodation is laid out over two floors, with a real feeling of light and space aided by the amount of glazing and full length French and bi-folding doors which flood the house with natural light, aided by its 360 degree views over its land and countryside beyond.

Equestrian facilities are excellent with a concrete yard, ideal for small lorry/trailer parking, a super stable block with overhang including a foaling box (large corner stable) with rear window, power and water comprising four loose boxes and a tack room, muck heap, all weather menage with post and rail fencing and seven paddocks of pasture.

The above facilities coupled with the land make this a quite exceptional property for those with equestrian or indeed, small stock keeping interests.



Gorsey Bank Audlem Road

Woore, Crewe

LOCATION & AMENITIES

Gorsey Bank is situated in a picturesque part of the County close to the Shropshire/Staffordshire borders within easy reach of the serviced villages of Audlem (4 miles) and Woore (1 mile). 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. Woore village provides a range of local amenities, including post office/store, church, cricket and tennis clubs. The near-by market towns of Market Drayton, Nantwich and Whitchurch being 8, 10 and 12 miles respectively offering a more comprehensive range of services with high street banks, supermarkets and out of town retail parks. Despite its rural location Gorsey Bank is extremely accessible being approximately 10 miles from junction 16 on the M6 motorway permitting daily travel to Manchester, Liverpool, The Potteries and Birmingham. Travel to London is available by Crewe Railway Station which is 10 miles distance offering a 1 hour, 30 minutes service to Euston. International travel to Manchester and Birmingham Airports are 40 and 60 miles respectively.

DIRECTIONS

To reach the property from Audlem travel in an Easterly direction on the A525 towards Woore for about 3.5 miles and the property is located on the right hand side.



SUMMARY

Entrance Porch, Reception Hall, Living Room, Kitchen/Breakfast/Dining Room, Utility/Boot Room, Cloakroom, Landing, Master Bedroom with Ensuite Shower Room, Two Further Bedrooms, Bathroom, LPG Central Heating (underfloor heating to ground floor), uPVC Double Glazed Windows, Car Parking Space, Triple Garage Block with Home Office/Utility Store Above, Stable Block, All Weather Menage, Gardens with South West facing terrace, Orchard, Small Copse, Land, In all about 8.70 acres.

ENTRANCE PORCH

RECEPTION HALL

11' 9" x 11' 8" (3.58m x 3.56m)

Composite entrance door, tiled floor, fine oak staircase to first floor.

LIVING ROOM

22' 2" x 12' 1" (6.76m x 3.68m)

Open fireplace with oak surround, slate hearth and Clearview wood burning stove, oak flooring, two double glazed windows and French windows to terrace.

KITCHEN/BREAKFAST/DINING ROOM

24' 4" x 21' 7" (7.42m x 6.58m)

An excellent range of kitchen furniture comprising floor standing cupboard and drawer units with worktops, white enamelled one and half bowl sink unit, wall to wall range of tall fitted cupboards, integrated dishwasher, refrigerator, microwave and wine cooler, integrated refrigerator/freezer, Lacanche Range style cooker with extractor hood above, tiled floor, inset ceiling lighting, vaulted ceiling in dining area, four double glazed windows and double glazed bi-folding doors to terrace, two Velux double glazed roof lights.



UTILITY/BOOT ROOM

11' 9" x 11' 8" (3.58m x 3.56m)

Stainless steel single drainer sink unit, cupboard under, cupboard housing Ideal LPG gas central heating boiler, plumbing for washing machine, coat rack.

CLOAKROOM

White suite comprising low flush W/C and vanity unit with inset handbasin.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Inset ceiling lighting.

MASTER BEDROOM

22' 2" x 13' 6" (6.76m x 4.12m)

Two double glazed windows and double glazed French windows to Juliet balcony, inset ceiling lighting.

SHOWER ROOM

7' 5" x 5' 8" (2.26m x 1.73m)

Fully tiled walls, tiled floor, low flush W/C, vanity unit with granite basin, tiled shower cubicle with rain head shower and hand held shower.

BEDROOM NO. 2

12' 10" x 11' 5" (3.91m x 3.48m)

Inset ceiling lighting.

BEDROOM NO. 3

11' 8" x 8' 11" (3.56m x 2.72m)

Inset ceiling lighting.

BATHROOM

11' 0" x 5' 6" (3.35m x 1.68m)

Fully tiled walls, tiled floor, white suite comprising panel bath with shower over, pedestal hand basin and low flush W/C, double glazed window, double glazed roof light.



OUTSIDE

Block and timber constructed GARAGE BLOCK comprising DOUBLE GARAGE 17'2" x 16'3" electrically operated rollover door, Ideal LPG boiler, inset ceiling lighting. SINGLE GARAGE 16'2" x 8'3" electrically operated rollover door, external staircase to HOME OFFICE/UTILITY STORE 26'8" x 12'8", three double glazed windows, wood laminate floor, power points, shower room, white suite comprising low flush W/C, pedestal hand basin, tiled shower cubicle with shower, laminate floor, tiled walls. An excellent block and timber constructed well ventilated STABLE BLOCK with overhang, power and water comprising four loose boxes and a tack room, four measuring about 12'2" x 12'1" and one 18'3" x 12'1". Concrete hardstanding. All weather menage (40 metres x 25 metres). Muck heap, Sheep pens.

GARDEN

The garden comprises lawn, rose borders, a large South West facing flagged terrace and orchard.

LAND

The land, in permanent pasture, is divided into seven paddocks with post and rail and hedgerow boundaries. Some fine hedgerow trees give added appeal and interest. See enclosed plan, for identification purposes only.

SERVICES

Main water, electricity. Septic tank drainage.

TENURE

Freehold.

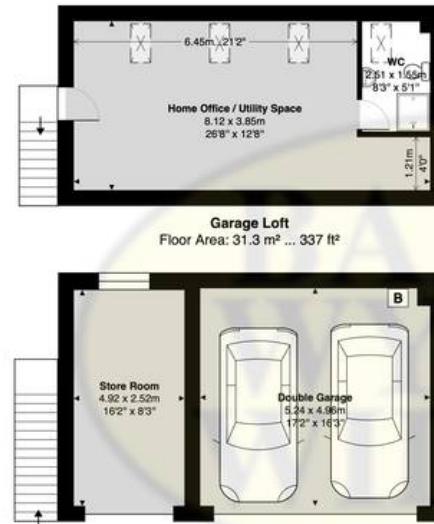
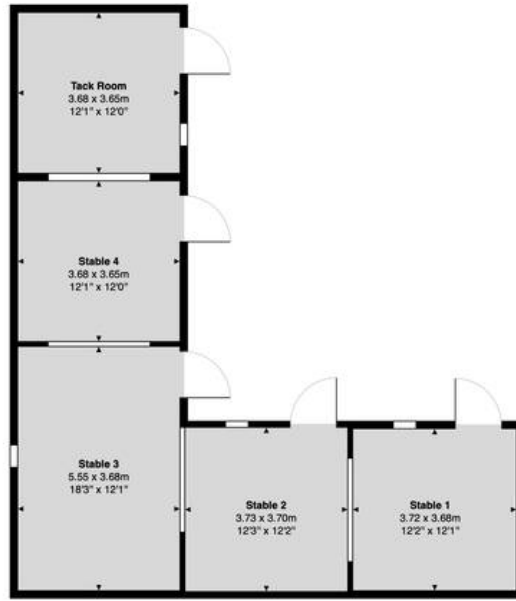
COUNCIL TAX

Band F.

VIEWINGS

By appointment with Baker, Wynne & Wilson.

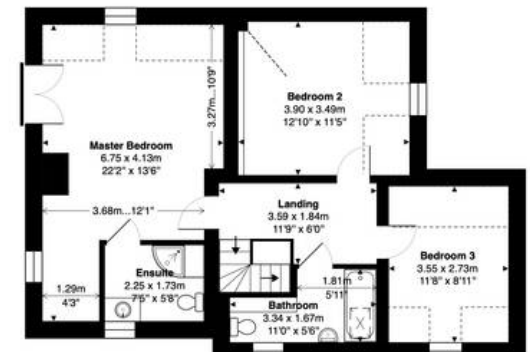




Double Garage / Store Room
Floor Area: 40.2 m² ... 433 ft²



Ground Floor
Floor Area: 88.6 m² ... 954 ft²



First Floor
Floor Area: 66.8 m² ... 719 ft²

GORSEY BANK, AUDLEM ROAD, WOORE, CREWE, SHROPSHIRE, CW3 9RN

All Building Parts Approximate Gross Internal Area: 303.8 m² ... 3270 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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