



Old Acre Bagley Lane, Audlem, CW3 0DS

Guide Price £595,000



in association with



Old Acre Bagley Lane

Audlem, Crewe

AN ATTRACTIVE DETACHED BUNGALOW WITH GREAT POTENTIAL AND GROUNDS EXTENDING IN ALL TO 1.15 ACRES, ENJOYING SUPERB VIEWS TO THE FRONT AND REAR OVER ROLLING COUNTRYSIDE, ABOUT ONE MILE FROM AUDLEM VILLAGE

BUILT IN THE 1980'S WITH AN AGRICULTURAL OCCUPANCY CONDITION

DESCRIPTION

Old Acre was built in the 1980's of brick under a tiled roof and stands back from the lane, approached over a hardcore drive leading to a car parking and turning area. It was built with an agricultural occupancy condition and the conditions attached to the planning permission apply today. There is about 1,350 square feet of space on offer and the rooms can be adapted to suit individual needs. Whilst now needing some modernisation Old Acre, because of the size of plot and superb location, ideally lends itself to enlargement, subject to planning permission.

Set within a substantial plot of just over an acre, the gardens and paddock offer expansive outdoor living, enjoying uninterrupted views of the surrounding countryside. The grounds provide endless possibilities for gardening, recreation, equestrian or small stock keeping.



**BAKER
WYNNE &
WILSON**

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LOCATION & AMENITIES

Old Acre is situated in a delightful rural position, surrounded by open countryside, one mile South of Audlem. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, family owned retailer/newsagent, dry cleaners, butchers, flower shop, two restaurants, cafe, 3 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. Newcastle Under Lyme 14 miles, Shrewsbury 25 miles, Chester 27 miles.

On the educational front, there is a primary school in Audlem and the bungalow lies in the catchment area for Brine Leas High School BL6/Sixth form.

DIRECTIONS

From the centre of Audlem, proceed along Woore Road (A525) for about half a mile, turn right at the Audlem village sign along Paddock Lane, turn right at the T junction into Kettle Lane, proceed for about 500 yards, turn right by a post box into Bagley Lane, proceed for 350 yards and Old Acre is located on the right hand side.



SUMMARY

Entrance Porch, Reception Hall, Sitting Room, Kitchen/Breakfast Room, Garden Room, Utility Room, Three Double Bedrooms, Shower Room, Oil Central Heating, Double Glazed Windows, Garage, Car Parking and Turning Area. Garden and Paddock.

ENTRANCE PORCH

RECEPTION HALL

15' 9" x 5' 9" (4.80m x 1.75m)

INNER HALL

12' 5" x 2' 9" (3.79m x 0.84m)

SITTING ROOM

19' 8" x 15' 7" (5.99m x 4.75m)

Stone fireplace with gas stove style fire, double glazed bow window.

KITCHEN/BREAKFAST ROOM

19' 8" x 13' 6" (5.99m x 4.12m)

Stainless steel double drainer sink unit, cupboards and drawers under, floor standing cupboard and drawer units with worktops, tiled floor in kitchen area, sliding double glazed windows to garden room.

GARDEN ROOM

9' 2" x 8' 2" (2.79m x 2.49m)

Brick base with double glazed windows, insulated roof.

UTILITY ROOM

10' 2" x 5' 9" (3.10m x 1.75m)

Stainless steel single drainer sink unit, cupboard under, wall cupboard, cupboard housing oil fired central heating boiler.

BEDROOM NO. 1

13' 2" x 12' 2" (4.01m x 3.71m)

Built in double wardrobe.

BEDROOM NO. 2

14' 11" x 9' 8" (4.55m x 2.95m)

Built in double wardrobe.



BEDROOM NO. 2

14' 11" x 9' 8" (4.55m x 2.95m)

Built in double wardrobe.

BEDROOM NO. 3

12' 3" x 9' 1" (3.73m x 2.77m)

SHOWER ROOM

9' 9" x 7' 3" (2.97m x 2.21m)

Cream coloured suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with Mira shower and seat.

OUTSIDE

Precast constructed GARAGE 16'9" x 12'6" up and over door. Hardcore parking and turning area. Oil tank. Two garden stores.

GARDENS AND GROUNDS

The gardens are extensively lawned with fruit trees, rhododendrons and a flagged patio. A small paddock of pasture extends to the West with hedgerow boundaries, a field gate to Bagley Lane

SERVICES

Mains water and electricity. Septic tank drainage.

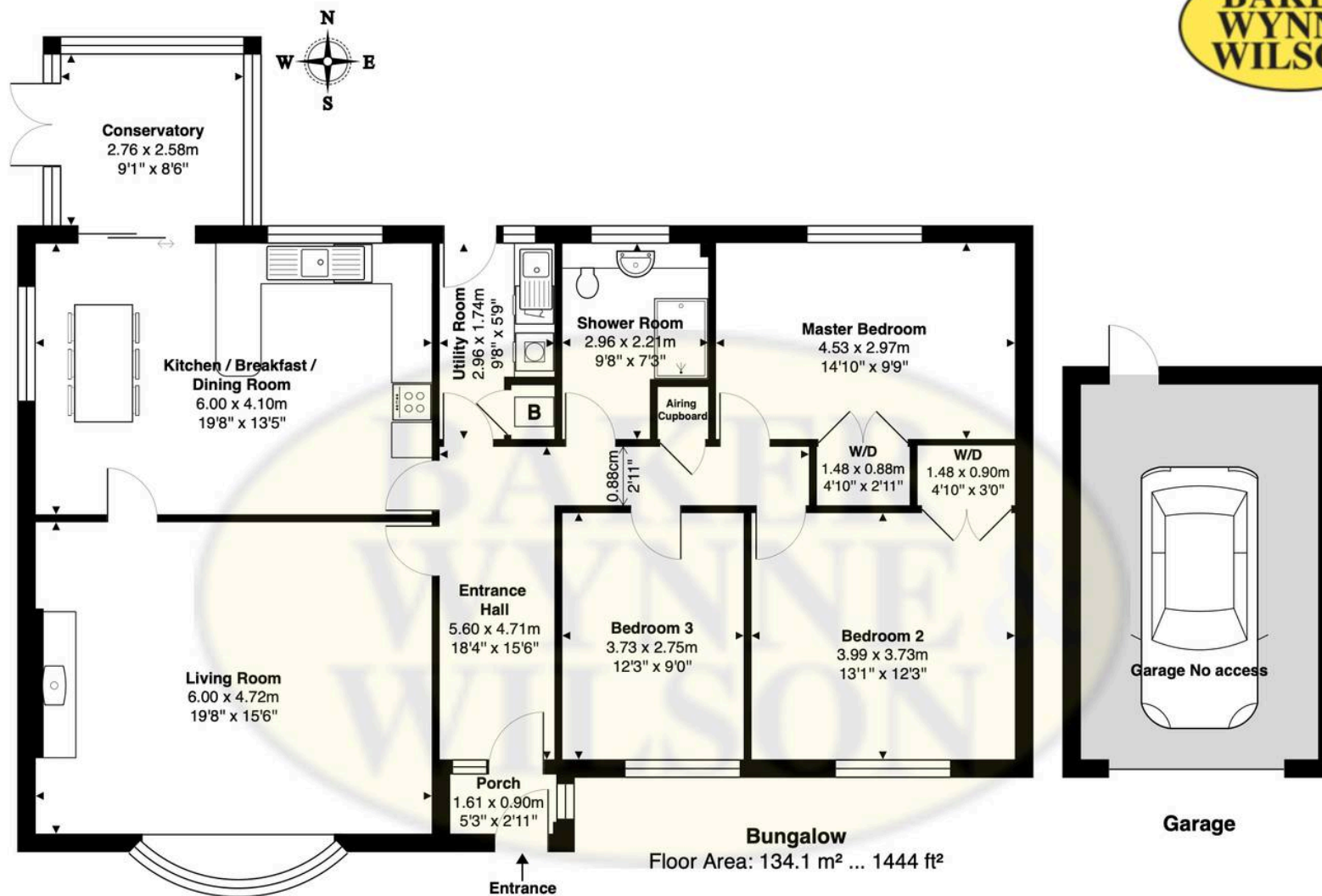
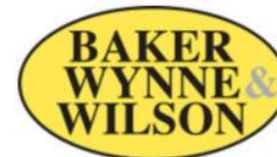
TENURE

Freehold.

AGRICULTURAL OCCUPANCY CONDITION

Old Acre was built in 1988 with an agricultural occupancy condition and the conditions attached to the planning permission apply today. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined by Section 290 (i) of the Town and Country Planning Act 1971 or in Forestry (including any dependents of such a person).





OLD ACRE, BAGLEY LANE, AUDLEM, CREWE, CHESHIRE, CW3 0DS

Approximate Gross Internal Area: 134.1 m² ... 1444 ft² (excluding garage no access)

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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