



## Wood Orchard Farm Wood Orchard Lane, Audlem - CW3 0DU

Guide Price £750,000



in association with



# Wood Orchard Farm Wood Orchard Lane

Audlem, Crewe

GUIDE PRICE: £750,000 - £850,000

AN IMPOSING DETACHED PERIOD COUNTRY HOUSE REQUIRING MODERNISATION, WITH AN EXCELLENT RANGE OF BUILDINGS, LAND AND STUNNING VIEWS IN ALL DIRECTIONS ACROSS OPEN COUNTRYSIDE, OCCUPYING A PEACEFUL LOCATION ABOUT ONE MILE FROM AUDLEM VILLAGE, EXTENDING IN ALL TO ABOUT 3 ACRES.

## DESCRIPTION

Wood Orchard Farm is an impressive former farmhouse dating from the early 19th century. Originally built as a Georgian Gentleman's Residence, it is constructed of brick beneath a tiled roof with distinctive chimney stacks. It is not listed. The well lit interior is full of character with high ceilings and picture rails.

Wood Orchard Farm itself, while requiring modernisation, holds tremendous potential. On two floors only it extends to 2,850 square feet plus the cellar and out offices. It was rewired in 2023.

The ground floor has three well proportioned reception rooms and a good sized kitchen/breakfast room. At first floor level there are six bedrooms and a bathroom. Two of the bedrooms can be reconfigured to form ensuite bathrooms. This is a truly unique chance to acquire a significant property with immense scope for transformation in an idyllic rural position about one mile from Audlem village. Opportunities of this nature are becoming few and far between affording extensive scope for the next owner to maximise the potential in front of them.

Wood Orchard Farm has been in the same family ownership for over 80 years and is now offered for sale with no ongoing chain.



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The property boasts extensive outbuildings, totalling approximately 4,150 square feet, which includes an imposing detached former Coach House. This building ideally lends itself to conversion into ancillary accommodation, or indeed, a dwelling subject to planning permission. Such is the nature of a house of this proportion and flexibility, for the right purchaser, there are endless exciting possibilities.

## LOCATION & AMENITIES

Wood Orchard Farm lies about one mile drive from Audlem village centre. A public footpath (100 yards) provides a more direct and shorter walk into the village. Audlem was mentioned in the Domesday Book as Aldelime, and Edward I granted it a market charter in 1295. The River Weaver passes West of the village. The sought after, award winning, village of Audlem caters for daily needs with a local Co-operative Store, Independent Retailer/Newsagents (established in 1862), Butchers, Flower Shop, Two Restaurants, Cafe, three 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 railway 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. 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 Kings and Queens in Chester and Ellesmere College.



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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 in 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.

## DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road, (this becomes Audlem Road), for about 6.5 miles, with the church on your left, turn left, proceed for 0.6 of a mile, turn right onto Paddock Lane, proceed for 450 yards, turn right onto Wood Orchard Lane and after 400 yards the entrance to Wood Orchard Farm will be seen on the right hand side.



## SUMMARY

Entrance Porch, Entrance Hall, Rear Hallway, Cellar, Sitting Room, Living Room, Dining Room, Kitchen/Breakfast Room, Landing, Five Bedrooms, Bedroom 6/Study, Bathroom, Double Glazed Windows, Attached Storm Porch, Store and Coal Shed. Buildings include; Brick Former Coach House, Brick Garage/Store, 1950's Pre-Cast Constructed Former Shippon, Formal Gardens, Pasture Land. In all About 3 acres.

## ENTRANCE PORCH

### ENTRANCE HALL

7' 5" x 7' 3" (2.26m x 2.21m)

Built in cupboards, door to cellar, door to rear hall. Cloak room /pantry off front hallway

### REAR HALLWAY

21' 5" x 6' 2" (6.53m x 1.88m)

### CELLAR

### INNER HALL

Door to porch.

### SITTING ROOM

13' 7" x 13' 3" (4.14m x 4.04m)

Brick fireplace with tiled hearth, timber mantle and wood burning stove, built in cupboard, picture rails.

### LIVING ROOM

14' 5" x 13' 7" (4.39m x 4.14m)

Tiled fireplace, picture rail, bay windows.

### DINING ROOM

16' 6" x 14' 3" (5.03m x 4.34m)

Bay window, tiled fireplace, picture rail, hatch to kitchen/breakfast room.



**KITCHEN/BREAKFAST ROOM**

18' 0" x 16' 0" (5.49m x 4.88m)

Stainless steel double bowl sink unit, cupboards under, floor standing cupboard and drawer units, wall cupboards, tiled floor, brick fireplace.

**STAIRS FROM INNER HALL TO FIRST FLOOR LANDING**

**BEDROOM 3**

13' 8" x 13' 3" (4.17m x 4.04m)

Cast iron fireplace with tiled inset, two double glazed windows, picture rail.

**BEDROOM 6/STUDY**

7' 3" x 7' 2" (2.21m x 2.18m)

**BATHROOM**

11' 5" x 10' 8" (3.48m x 3.25m)

Coloured suite comprising panel bath with Mira shower over, pedestal hand basin and low flush W/C, cylinder and airing cupboard.

**BEDROOM 2**

15' 0" x 13' 8" (4.57m x 4.17m)

Cast iron grate with timber surround, built in wardrobes, picture rail, two double glazed windows.

**BEDROOM 5**

7' 6" x 6' 0" (2.29m x 1.83m)

**BEDROOM 5**

16' 7" x 12' 5" (5.05m x 3.79m)

Two windows (one double glazed), picture rail.

**INNER LANDING**

13' 11" x 3' 10" (4.24m x 1.17m)

Access to loft, built in cupboard.

**BEDROOM 4**

11' 9" x 6' 5" (3.58m x 1.96m)



**OUTSIDE**

Attached side entrance 9'2" x 8'1", Store and Coal Store measuring 23'7" x 8'1". Brick and corrugated asbestos roofed GARAGE/WORKSHOP extends to about 935 square feet, a fine brick built and tiled roof former COACH HOUSE extends to about 2,000 square feet and pre-cast constructed corrugated asbestos roofed 1950's former shippon extends to about 1,199 square feet. The house stands well back from the lane, approached over a long hardcore drive.

**GARDENS AND GROUNDS**

The principle gardens enjoy a South Westerly aspect over rolling countryside and are extensively lawned with borders and shrubs. A five bar gate from the entrance drive provides access to the land and there is a field gate from Wood Orchard Lane. The land, in permanent pasture, extends to the rear and both sides of the house with post and rail boundary fencing to the North, South and West. A brook meanders through the land near the Eastern boundary. The brook and mature hedgerow trees provide added appeal.

**SERVICES**

Mains water and electricity. Tank drainage.

**TENURE**

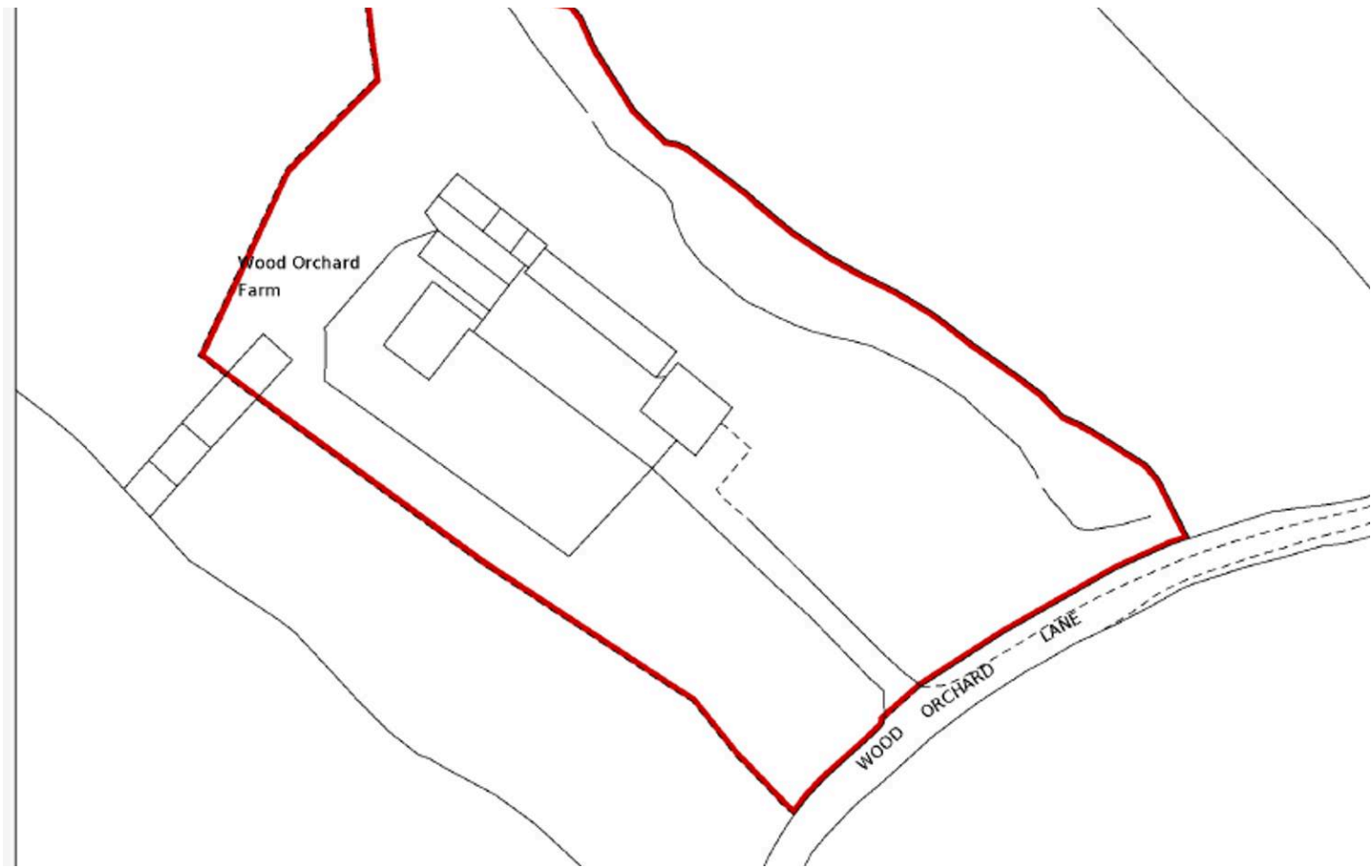
Freehold.

**COUNCIL TAX**

Band G.

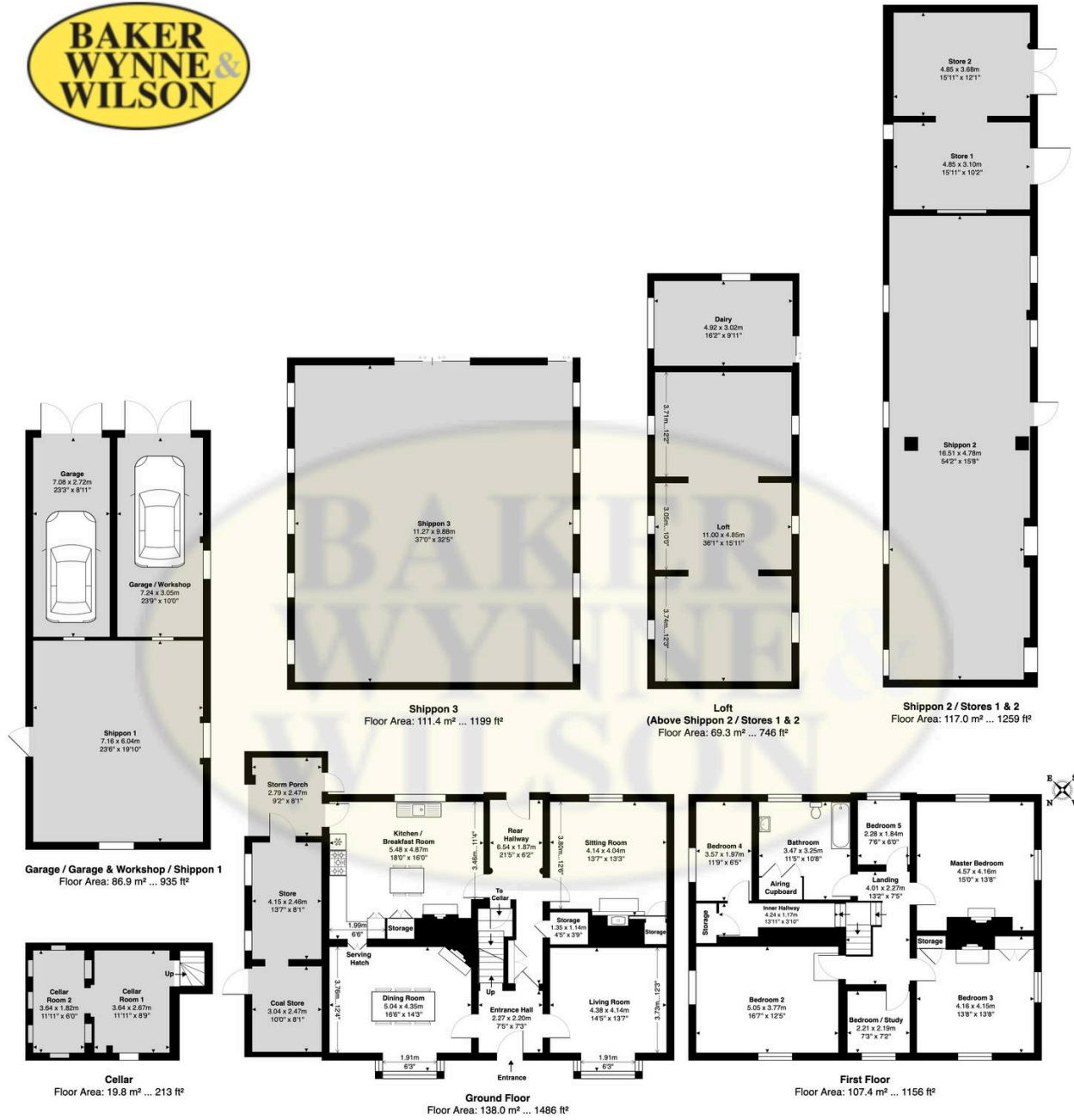
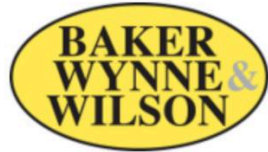
**VIEWING**

By appointment with Baker, Wynne and Wilson.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>67</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>1</b>	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





WOOD ORCHARD FARM, WOOD ORCHARD LANE, AUDLEM, CREWE, CHESHIRE, CW3 0DU

All Building Parts Approximate Gross Internal Area: 649.7 m<sup>2</sup> ... 6994 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.  
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