



Buerton Old Mill, Windmill Lane, Buerton, Cheshire, CW3 0JJ

Guide Price £540,000

FOR SALE BY CONDITIONAL ONLINE AUCTION Ever fancied owning a historic building? Perhaps a windmill?! This superb property is a real one off building, it dates back to 1779 and was still in use up until 1880. In more recent years, the property has undergone a full scheme of transformation and restoration to create a wonderful family home. The accommodation comprises to the ground floor, entrance porch, entrance hall, WC and boiler room and a fabulous kitchen dining sitting room. To the lower ground floor is the impressive sitting room, a circular room with panoramic countryside views. To the basement level, directly underneath the sitting room is a very versatile space as it could be a bedroom, snug, office or studio! To the first floor is the master bedroom with Jack and Jill en-suite bathroom with access to the balcony. To the second floor, there are two bedrooms and a shower room. Finally, to the third floor is a bedroom on mezzanine and a shower room. Externally, the property is surrounded by extensive gardens and in addition to the main property is a garage block with living accommodation above (subject to the necessary consents) and there is also a separate cinema and games room. Adjoining land extending to 6.5 acres approx. available by separate negotiation.



ACCOMMODATION

Location

The property is situated in the lovely rural village of Hankelow, on the outskirts of Audlem. Just over one mile away is the highly regarded village of Audlem which offers a good range of amenities including pubs, restaurants, post office, medical practice, church and a selection of independent shops. For a greater range of facilities and amenities the market towns of Nantwich and Market Drayton are only minutes away to the north and south respectively. Junction 15 of the M6 is only approximately 14 miles away providing excellent links to all the major cities. The nearest train stations are located in Wrenbury, Nantwich and Crewe, ideal for those commuting to the cities. The nearest airports are Manchester to the north and Birmingham to the south.

Ground Floor

Main Entrance Hall

Accessed via a porch area having a door with frosted panels. With access into the sitting area of the kitchen. There is a curved built-in storage area and access to the WC. Stairs rise to the first floor. Having a double glazed window, spotlights, sockets, tiled flooring and underfloor heating.

WC

A WC with spotlights, extractor fan, tiled flooring with underfloor heating and a storage cupboard housing the Worcester oil fired boiler.

Kitchen / Dining / Sitting room

Kitchen Area 12' 3" (max) x 9' 7" (max) (3.74m (max) x 2.93m (max))

A well appointed kitchen with a range of matching cream wall, base and drawer units with Corian worktop over incorporating two sinks and drainers. The integrated appliances include a Smeg oven, a Beko oven, a four ring induction hob with extractor hood over, integrated dishwasher and also space for an American style fridge freezer. With a double glazed window, ceiling light, spotlights, sockets and tiled flooring with underfloor heating. There is a curved larder storage cupboard in the centre. Moving round, there is a Efel oil fired cast stove in the centre between the kitchen and the sitting dining area.

Sitting Dining Area 20' 5" (max) x 8' 6" (max) (6.23m (max) x 2.59m (max))

Space for both a dining table and a sofa. With double glazed window, spotlights, television point, telephone point and tiled flooring with underfloor heating. Access through to the hallway.

Hallway

With four frosted double glazed windows and a door to the exterior. Stairs lead down to the bedroom/family room and with a small staircase leading up to the sitting room.

Sitting Room 24' 7" x 24' 7" (7.49m x 7.49m) (circular max dims)

A spherical space with Apex glazing to the roof. There are six double glazed windows around the room. An impressive room with spotlights, floor spotlights, television point, sockets, tiled flooring with underfloor heating and ample built-in storage. From the windows there are views of the grounds and the surrounding countryside. There is also a frosted glazed circular floor providing natural light to the room below.

Bedroom / Family Room 24' 8" x 24' 8" (7.52m x 7.52m) (max circular dims)

Descending via steps from the hallway to the room beneath the sitting room. A spherical, versatile space which could be used as a bedroom, playroom, office or studio. There are ceiling lights, a glazed panel up to the sitting room, television points, sockets and carpet with underfloor heating.

First Floor

First Floor Landing

A curved staircase rises to the first floor landing. Providing access to a Jack and Jill bathroom and the master bedroom. Spotlights, linen cupboard, contemporary radiator and carpet.

Main Bedroom 11' 10" (max) x 14' 8" (max) (3.60m (max) x 4.47m (max))

A spacious bedroom with three double glazed windows, several built-in wardrobes, spotlights, television point, sockets and laminate flooring.

Jack and Jill En-suite Bathroom

A white suite with a built-in bath, WC to one side and with a shower cubicle tiled with glazed screen and a wall mounted wash hand basin. With window and a door to the balcony. There is a chrome heated towel radiator, spotlights and tiled flooring.

Second Floor

Second Floor Landing

Accessed via a curved staircase. With a window to the side overlooking the balcony and with views over the countryside. There is a further window, spotlights, carpet and access to two bedrooms and a bathroom.

Bedroom Two 8' 0" (max) x 15' 11" (max) (2.45m (max) x 4.84m (max))

With double glazed window, spotlights, sockets, contemporary wall mounted radiator and carpet.

Bedroom Three 7' 5" x 9' 4" (2.25m x 2.84m)

With double glazed window with countryside views, spotlight, wall mounted contemporary wall mounted radiator, sockets and carpet.

Shower Room

With a fully tiled shower cubicle having a glazed screen, WC, built-in wash hand basin and a double glazed window. There are spotlights, extractor fan, chrome heated towel radiator, part tiled walls and tiled flooring.

Third Floor

Third Floor Landing

Accessed via a curved staircase. With a double glazed window with countryside views, access to bedroom four.

Bedroom Four 13' 5" (max) x 10' 5" (max) (4.10m (max) x 3.17m (max))

The bed area is on a mezzanine with a small flight of stairs providing access. There is built-in storage and access to an en-suite. With two double glazed windows, spotlights, sockets, contemporary wall mounted radiator and carpet.

Shower Room

With shower, concealed cistern WC, wash hand basin with storage beneath, double glazed window, spotlights, chrome heated towel radiator, extractor and tiled flooring.

Exterior

The access off Windmill Lane is via a sweeping block paved driveway, flanked by lawn and borders. This leads up to wrought iron remote controlled electric gates. Through the gates is an expansive block paved area for parking and turning. There is exterior lighting and outside tap. The grounds are mostly laid to lawn with Indian stone patio seating area, attractively planted borders of trees, shrubs and plants.

Garage / Ancillary Block

A detached garage / ancillary block proving parking and storage with versatile ancillary space above, subject to the necessary consents.



Open Garaging 26' 1" x 18' 5" (7.95m x 5.61m)

Twin arched access, exposed brick walls, Indian stone floor, lighting and power.

Double Garage 19' 10" x 18' 3" (6.05m x 5.56m)

Twin timber doors.

Self Contained Cottage (above garage)

Entrance Hall

Stairs lead up to the first floor.

Shower Room

Corner shower cubicle with electric shower, pedestal wash hand basin, WC, part tiled walls and tiled flooring.

First Floor Landing

With three built in cupboards.

Kitchen / Living Area 21' 4" x 16' 6" (6.50m x 5.03m)

Having a vaulted ceiling with exposed purlins, end gable window, range of wall, base and drawer units with worktop over. Separate stainless steel drainer unit with cupboard and appliance space beneath, two Dimplex electric wall heaters, Belling four ring electric hob, oven and grill.

Bedroom 12' 6" x 8' 9" (3.81m x 2.67m) (max reducing to 2.03m)

Electric panel heater, mono pitched ceiling.

Wash Room

Having pedestal wash hand basin and WC. Sky light pipe, electric towel rail and tiled flooring

Sitting Room / Bedroom Two 16' 2" x 12' 5" (4.93m x 3.78m)

Glazed gable window, wood laminate floor, vaulted ceiling, spotlights, TV point and two electric panel heaters.

Games Room / Cinema Room 36' 0" x 14' 2" (10.97m x 4.32m)

A versatile, additional space with wood burning stove, lighting and power.

Garden Room / Potting Shed 18' 6" x 20' 2" (5.63m x 6.14m)

With mill workings.

Directions

From our Nantwich office follow Pillory Street to the right onto hospital Street. At the roundabout, take the second exit onto Pratchitts Row/AS34). At the roundabout, take the first exit onto Pillory Street/B5341. Continue onto Audlem Road/AS29/AS30. Turn right to remain on the Audlem Road/AS29. Turn left onto Longhill Lane and follow onto the slight left to Windmill Lane where the property can be found on the left-hand side as indicated by our for sale board.

Tenure

Freehold.

*Start Prices and Reserve Prices

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Start Price. The Start Price, also known as a Guide Price, is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms which is available to download on our website, www.sdlauctions.co.uk.

Viewing Details

By arrangement with the auctioneer 0345 319 2162 or can be booked online www.sdlauctions.co.uk/online-auctions

Auction Type: Conditional with Reservation Fee

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Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01270 445678.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

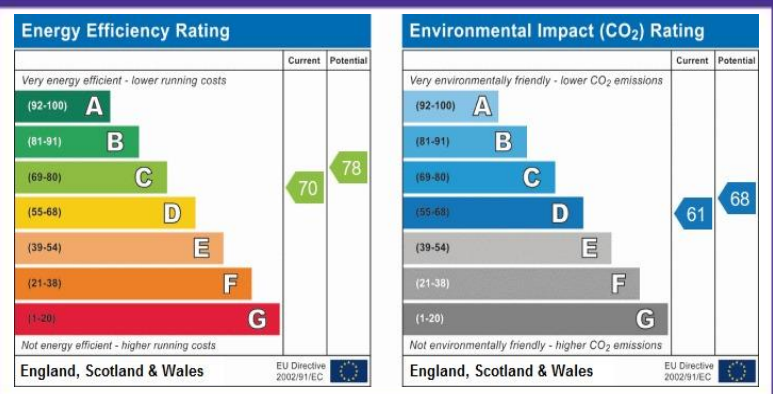
Agents' Notes

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James Du Pavey
INDEPENDENT ESTATE AGENTS



James Du Pavey
INDEPENDENT ESTATE AGENTS

52 Pillory Street
Nantwich
Cheshire
CW5 5BG

t: 01270 445678
e: nantwich@jamesdupavey.co.uk