



The Lymes, Audlem, Cheshire

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# The Lymes, Woore Road, Audlem, Cheshire **CW3 0BP**

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A beautiful Grade II listed period property with a substantial range of outbuildings and wonderful landscaped grounds.

## Summary of accommodation

### Ground Floor

Hallway | Drawing room | Dining room | Kitchen/breakfast room  
Utility room | Boot room | Study | Cloakroom | Access to cellar

### First Floor

Principal bedroom suite en suite bathroom | Dressing room  
A further four bedrooms | Family bathroom | Shower room | Snug

### Gardens, grounds and outbuildings

Garaging | Stables | Garden room | Potting sheds | Gymnasium  
Coach House | Outdoor W.C.

### Tenure

Freehold

### Local Authority

Cheshire East County Council.

### Council tax

Band G.

### Services

Oil-fired central heating, mains water, electricity and drainage.



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## Situation

Audlem is an attractive and well-serviced country village. Intersected by the Shropshire Union Canal, the village features essential amenities such as a small supermarket, various shops, a medical practice, chemist, pubs, restaurants, and a primary school. Additional shopping and leisure options are available in nearby Whitchurch, Market Drayton and Nantwich. Audlem, known for its 15 locks on the Shropshire Union Canal, hosts various annual events such as the Transport Festival, Music & Arts Festival, and Open Gardens Weekend. Wrenbury station, located six miles away, connects to London via Crewe, while the nearby M6 provides convenient north and south travel links.

## The Lymes

The Lymes is a substantial period property totalling nearly 400 sq.m with well-centred elegant accommodation arranged over two floors. A beautiful central hallway with original Minton floor connects the two primary reception rooms to the front, along with the rear hall leading to the boot room. The drawing room is found within the western wing, with twin bay windows, allowing superb views over the landscaped grounds. This room has a Clearview log-burning stove set within a wonderful stone fireplace. Adjacent, and found within a large frontal bay, is the study with superb built-in bookcases and access to the grounds.

The kitchen breakfast room is located on the eastern side of the property, with a striking central log burning stove and fitted kitchen with range cooker and integrated appliances. The adjacent dining room has a wonderful bay window looking over the front gardens and period features, including exposed wooden flooring, picture rails, and panelled doors. The cellars are accessed via a door near to the staircase. Accessed externally via a door near to the boot room is the utility room and separate store room.











Well-centred  
elegant  
accommodation  
with a wealth of  
period features.





## First Floor Accommodation

Stairs rise to the first floor, where five double bedrooms provide excellent accommodation.

Most notable is the principal bedroom suite, which has a wonderful en suite bathroom with a free-standing bath and shower, along with a fitted dressing room across the hallway. This dressing room could serve as a sixth bedroom if required.

The remaining bedrooms are served by two bathrooms along with a snug area and two large storage cupboards.



# The Lymes

Approximate Gross Internal Floor Area  
 Main House 392 sq m / 4221 sq ft  
 Garage and Stable 130 sq m / 1405 sq ft  
 Potting Sheds and Garden Room 66 sq m / 715 sq ft  
 Old Stables 86 sq m / 929 sq ft





## Garden, grounds and outbuildings

The Lymes is accessed via a gravelled driveway leading to a courtyard at the side of the house. The front gardens are beautifully landscaped with various mature trees, including a formal lawned garden enclosed by a neat box hedging, raised flowerbeds, border, and pathways.

Adjacent to the courtyard are several timber buildings and former stabling, with steps leading up to the eastern gardens featuring a well-stocked orchard with a variety of mature fruit trees including Apple, Pear, Plum and Damson. Beautiful wild flower areas grow amidst the orchard alongside established Salvia, Rhododendrons and Roses. Within this tranquil setting, a seating area is best placed to take in the view, looking out towards the Church. From the rear gravel courtyard, an arbour guides you to an appealing enclosed style Mediterranean style-paved area. To the west of the property is the largest formal lawn, which is flanked by beautiful mature trees and has a generous flagged seating area that looks back towards the house.





## Coach House

To the rear of the property is a substantial Coach House which offers huge potential for further conversion (subject to the necessary permissions) and has ground and first floor accommodation. To the end of this building is a gymnasium.

## Directions (CW3 0BP)

From Audlem village centre, proceed towards Woore for approximately 800 yards and The Lymes is set back behind established trees on your left-hand side past Mount Pleasant.

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## Distances

Audlem 0.4 miles, Nantwich 7 miles, Whitchurch 8 miles, Shrewsbury 25 miles, Crewe train station 10 miles (Distances and time approximate).







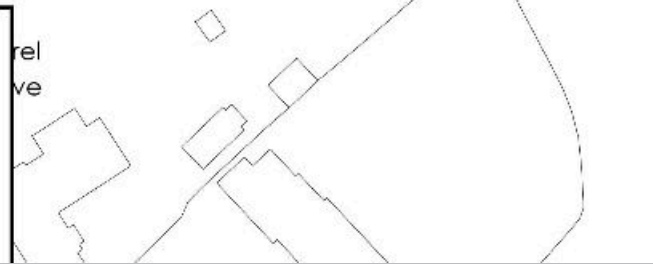
Total Area - 0.38 ha / 0.94 ac

### The Lymes, Woore Road, Audlem, Crewe, CW3 0BP

Location SJ 666 434  
Scale 1:1,000 @ A4  
Drawing No. Y21689-01L  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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