



Lilac Cottage Whitchurch Road, Audlem

£450,000 Freehold



Stunning 3-bedroom detached Georgian Cottage just outside the picturesque village of Audlem • Delightful kitchen diner, with integrated appliances, separate utility and French doors leading into the garden • Master bedroom impresses with stunning countryside views and an en-suite bathroom • Garden featuring lawn and York stone patio, perfect for al fresco dining. Wonderful Summer House offering further versatility • Ample parking for multiple vehicles



Positioned just outside the sought-after village of Audlem, this stunning 3-bedroom detached Georgian Cottage exudes quintessential English charm and character. Prepare to be captivated by the timeless beauty and elegant features of this meticulously maintained home.

Upon entering the property, the hallway leads to a convenient WC, adding a touch of practicality to the ground floor. The inviting lounge immediately sets the tone, with a focal point being a dual aspect log burner providing a homely ambience during the cooler months. A cosy morning room provides the perfect spot to unwind by the log burner or enjoy the outdoor views from the window seat.

Boasting quality craftsmanship and attention to detail, the Storm Evolution 2 double glazing, composite door, and French Oak front door ensure both style and functionality. The heart of the home lies in the delightful kitchen diner, featuring French doors that open to the garden, seamlessly blending indoor and outdoor living. The cream fitted kitchen is a culinary delight, complete with integrated appliances including a dishwasher, double electric oven, and built-in microwave. The white porcelain 1.5 sink with a mixer tap, 4-ring electric hob, and extractor over make meal preparation a breeze, while skylights overhead flood the space with natural light and ample space for a fridge freezer.

The utility room offers added convenience with a stainless steel sink, plumbing for a washing machine, and space for a dryer.

Ascending the stairs, the master bedroom impresses with stunning countryside views and an en-suite bathroom featuring a mains-fed rainfall shower, WC, wash hand basin, and ample storage wardrobes. Bedroom two benefits from a window and skylight, flooding the room with natural light, while Bedroom three showcases built-in storage solutions for added convenience. The well-appointed family bathroom is complete with a bath and shower attachment, WC, and wash hand basin, ideal for relaxing after a long day.

The garden presents a tranquil oasis with a lush lawn and an outbuilding that, subject to planning permission, has the potential to be transformed into a wonderful studio. The garden features a York stone patio perfect for alfresco dining, and a charming Summer House featuring light, power, and a water supply, creating a serene escape to enjoy the outdoors. Ample parking is provided with a driveway allowing space for multiple vehicles, ensuring convenience for residents and visitors alike.

In summary, this delightful Georgian Cottage effortlessly combines historic charm with modern comforts, offering a rare opportunity to own a piece of history in the idyllic village of Audlem. Further benefits include a brand new Worcester Bosch boiler with a 10 year guarantee. Book your viewing today and experience the timeless elegance and tranquil surroundings that this property has to offer.



Stunning 3-bed detached Georgian Cottage in Audlem village. Elegant features, log burner, garden with Summer House. Charming village with excellent facilities, stunning countryside views. Ideal for outdoor lovers and commuters. Council Tax band: D

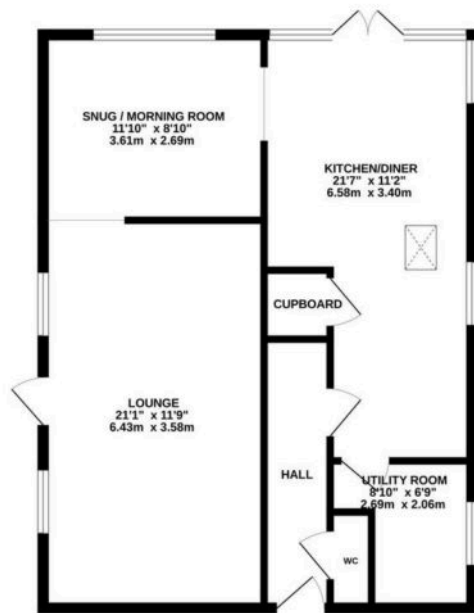
Tenure: Freehold

EPC Energy Efficiency Rating: D

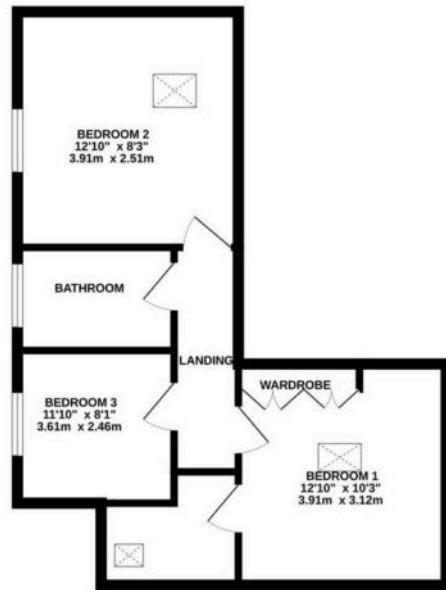
EPC Environmental Impact Rating: C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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