



Birds Nest Corbrook, Audlem

£425,000 Freehold



Three Spacious Reception Areas – Includes a cosy snug with rustic fireplace, a generous living room with open-plan dining, and a bright sunroom with garden access. • Generous Outdoor Space – Features a private rear garden, large driveway for multiple vehicles, and a substantial multi-purpose outbuilding ideal as a gym, studio, or workshop. • Pleasant Open Outlooks – Several rooms benefit from attractive views, enhancing natural light and the overall sense of space throughout the home. • Tranquil Village Location – Situated in the peaceful and well-regarded village of Audlem, with access to local amenities and countryside walks. • No Onward Chain – A smooth and efficient purchase opportunity for buyers seeking a quicker and more straightforward move.



Located in the tranquil village of Audlem, this beautifully presented three bedroom period cottage offers a blend of character, space, and flexibility—perfect for family living or simply enjoying a quiet lifestyle.

The property opens into a warm and inviting snug, complete with rich hardwood flooring and a rustic fireplace that adds charm and comfort. Dual-aspect windows allow natural light to fill the room, creating a bright yet cosy atmosphere—ideal for relaxing in all seasons.

Continuing the hardwood flooring, the kitchen maintains a cohesive aesthetic and is both spacious and practical. It offers room for a fridge-freezer, dishwasher, washing machine, dryer, and oven, with ample cabinet storage throughout—catering to both everyday needs and entertaining.

The generous living room features a large fireplace as a central focal point and leads into an open-plan dining area, seamlessly connected to the sunroom via double doors. The sunroom is bathed in light thanks to windows on all sides and provides direct access to the rear garden through French doors—an excellent space for relaxing, reading, or entertaining guests.

Upstairs, the master bedroom overlooks the garden and includes a built-in wardrobe, making excellent use of space. The second bedroom is another well-proportioned double, with plenty of room for freestanding wardrobes and storage. Bedroom three offers versatility—it easily accommodates a double bed but could also serve as a study, hobby room, or additional guest room depending on your needs.

The family bathroom provides both a bath and a separate shower, offering flexibility and comfort for all preferences.

Outside, the property continues to impress. The large rear garden has been designed with privacy in mind, featuring a fenced lawned area ideal for families and outdoor enjoyment. A spacious driveway to the front allows for multiple vehicles. Additionally, there is a substantial multi-purpose outbuilding at the rear—perfect as extra storage, a home gym, studio, or workshop.

This delightful home offers a rare combination of character, space, and flexibility in a tranquil village setting, just a short distance from local amenities, schools, and countryside walks.

Location

Audlem is a charming Cheshire village with a bustling heart that is a designated conservation area and is centred around St James Church with its stunning 13th century gothic architecture. The village offers an excellent range of facilities include a selection of independent shops, butcher, post office, three public houses, coffee shops, mini-supermarket, medical practice, and a 'Good' OFSTED rated primary school. For further schooling Audlem is within the catchment area of the 'Good' OFSTED rated Brine Leas secondary school and sixth form college in Nantwich. A more comprehensive range of facilities can be found in the market towns of Nantwich and Whitchurch which are only a short drive away or there is a bus service from the village to both of these towns.



Located in the tranquil village of Audlem, this beautifully presented three-bedroom semi-detached home offers a blend of character, space, and flexibility—perfect for family living...

Council Tax band: TBD

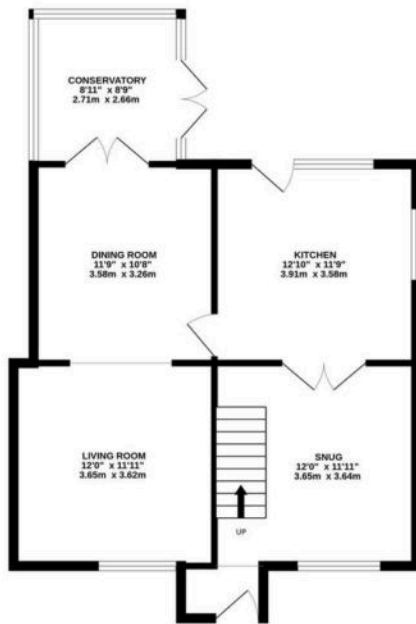
Tenure: Freehold

EPC Energy Efficiency Rating: E

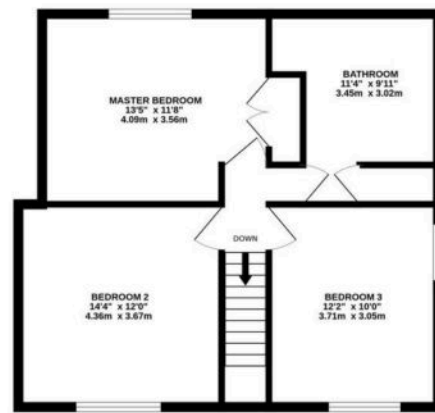
EPC Environmental Impact Rating:



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



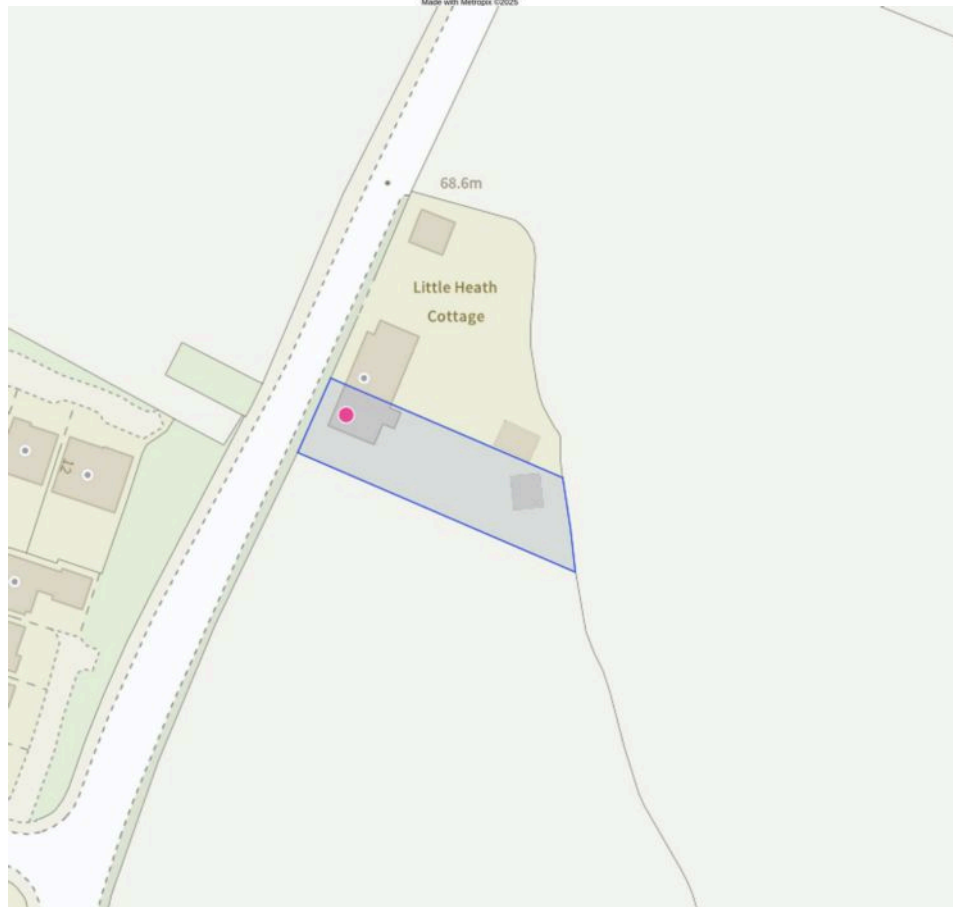
1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 sq.m.) approx.

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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