



BUTTERLEY BARN
WILKESLEY CROFT | CHESHIRE | SY13 4DA





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Audlem 3 miles | Whitchurch 7.3 miles | Wrexham 14 miles | Nantwich 10 miles | Crewe 15 miles
(all mileages are approximate)

A WONDERFUL AND IMPROVED SPACIOUS THREE-BEDROOM BARN
CONVERSION IN A SELECT DEVELOPMENT OF BARNS IN THE SOUTH
CHESHIRE COUNTRYSIDE WITH LANDSCAPED GARDENS

Spacious Luxurious Barn Conversion
Landscaped Gardens, Parking & Garage
Available with No Upward Chain
Newly Installed Utility & En Suite
Presented to an Exceptional Standard



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Butterley Barn is a wonderful spacious barn with spacious accommodation to over 1,600ft² and has been enhanced by the current owner which is selling with NO CHAIN.

There is a reception / dining hall, living room with feature fireplace and log burner, cloakroom with W.C and a large open plan high spec fitted kitchen/breakfast room/family room. Off the kitchen is a brand-new utility room. To the first floor is a master bedroom with views and a new en-suite shower room, two further double bedrooms and a large family bathroom.

There is a drive and garage, landscaped front and spacious rear garden and a large communal landscaped courtyard.

SITUATION

The property is situated an idyllic rural hamlet of Wilkesley in a large courtyard setting. The development is still very close to the village of Audlem with its excellent local facilities. The towns of Market Drayton, Whitchurch and Nantwich are all within 10 miles of the property. The property is within the current catchment area for Brine Leas School in Nantwich and is also on the bus route. There are primary schools located in Audlem and Sound. Within these towns are a wider range of amenities, sports clubs and other leisure facilities. Access to the railway network is at either Whitchurch or Nantwich. Junction 15 of the M6 is 20 miles from the property. There is good access to Manchester, Liverpool and Birmingham airports from the property.

PROPERTY

The property is finished to an exceptional standard and has solid oak flooring and tiled floors to the ground floor, light oak internal doors and exposed roof timbers to the first floor.



There is a spacious reception / dining hall with exposed brick, tiled floor, a cloakroom with W.C and wash hand basin. The living room has windows to the front and a feature fireplace with log burning stove. There is a large open plan kitchen / breakfast/ family room with bi fold doors into the garden, a wide range of cupboards, granite work tops, Range style oven, Belfast sink American style fridge freezer and integrated dishwasher and microwave. Off the kitchen is a newly fitted utility room.

The stairs ascend to the first floor where there are exposed roof timbers and door to linen cupboard. The master bedroom has a new fitted wardrobe and a deep windowsill and window with views over the garden and surrounding countryside. There is a newly fitted en-suite with large shower, wash hand basin, W.C, floor and wall tiling and a towel radiator. There are two further double bedrooms and a spacious family bathroom with panelled bath, separate shower, and porthole style window.



GARDENS AND OUTBUILDINGS

The property is accessed off Heywood Lane to a gravelled parking area and garage.

There is access down the side of the garage to the rear garden and a path from the parking area to the outstanding communal courtyard where there is a path to the front door.

There are gardens to the front with lawn and flower borders. To the rear is a large sunny paved area and lawns with mature flower borders. There is a second seating area at the bottom of the garden.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Whitchurch College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We believe that mains water and electricity are available to the property. The heating is via an LPG fired boiler to radiators. The drainage is to a shared treatment works.

LOCAL AUTHORITY

Cheshire East

COUNCIL TAX & EPC RATING

Council Tax Band - E
Current EPC Rating - D

DIRECTIONS

What3Words [///forklift.blogs.daring](https://www.what3words.com/forklift.blogs.daring)

From Whitchurch drive out on the Nantwich Road and after about 4 miles turn right sign posted for Audlem. After about 1 mile turn right into Lodmore Lane and follow the road for about a mile and turn left into Heywood Lane where it is sign posted for Audlem. Drive up Heywood Lane for 200 metres and turn right into the second turning for the development. The garage is located on the right-hand side as you enter the parking area. There is a gate and path that lead into the rear garden.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



