



HAYSTACKS, 3 WILKESLEY CROFT

WILKESLEY | NR WHITCHURCH | SY13 4DA





HAYSTACKS

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

HAYSTACKS IS AN EXCEPTIONAL BARN WITH SPACIOUS
ACCOMMODATION OVER TWO FLOORS AND LARGE LANDSCAPED
GARDENS THAT BACK ONTO FARMLAND.

Wonderful Rural Barn with over 2,00ft² of accommodation
Large, landscaped gardens and countryside views
Oak framed summer house, parking and garages
Select exclusive development close to Audlem
Wealth of exposed timbers, AGA, Log Burner



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

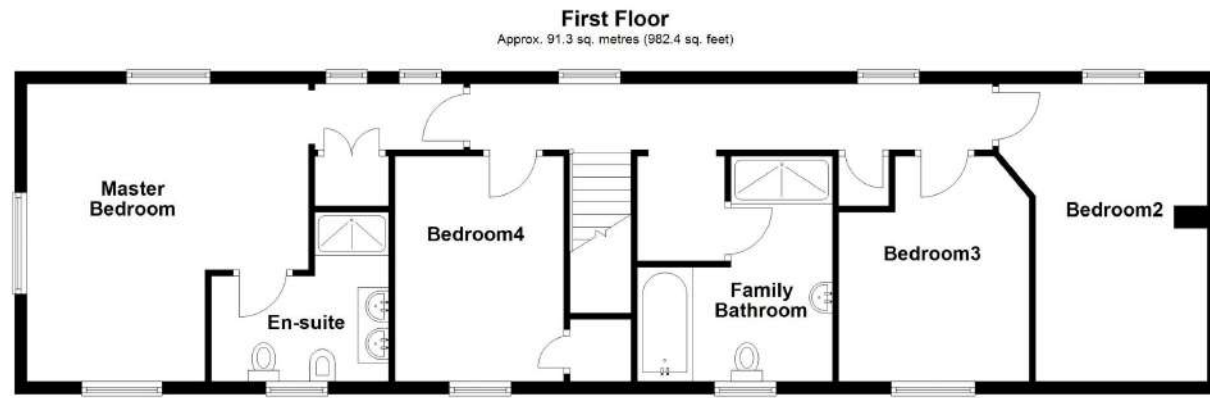
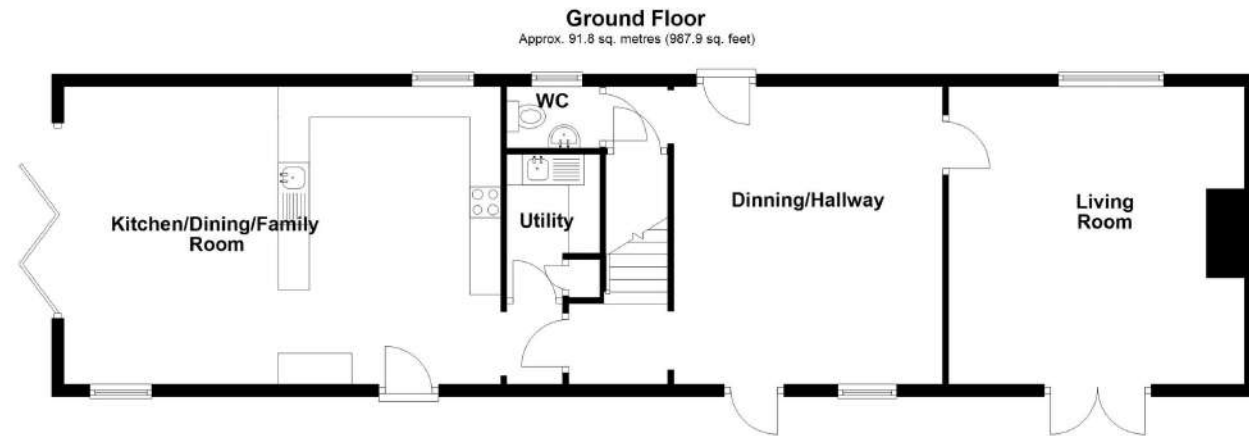
Haystacks is an exceptional barn conversion offering light and spacious family accommodation and a wealth of character features. Favourably situated in the corner of this exclusive development the property benefits from far reaching views over open countryside and beautifully landscaped gardens. The property comprises a large dining hallway, living room with log burner, cloaks with W.C, utility, large open plan kitchen with feature AGA, dining and family area. There are four double bedrooms and two bathrooms. The landscaped rear gardens include flower borders with a wide range of plants, shrubs and trees, a paved patio area and oak framed summerhouse with seating area. There are two allocated parking spaces as well as 2 large single garages with loft storage above each.

SITUATION

The property is situated in 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

Haystacks was converted in 2013 and forms part of an exclusive development of seven properties. The spacious accommodation measures over 2,000 sq.ft. and has windows to both floors to ensure it is bathed in natural light.



Total area: approx. 183.0 sq. metres (1970.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Upon walking up to the front door you will see the spacious landscaped vehicle free courtyard that leads down to the original farmhouse. The accommodation comprises spacious reception hall / music room, living room with full length windows to the courtyard and a log burner. Off the hall is a cloak with W.C. There is a utility room and wonderful open plan kitchen/dining/family room with a large picture window overlooking the south facing gardens.

A beautiful Magnet Fitted country style kitchen and family room featuring a range of solid wood shaker style base and wall units, granite worktops and breakfast bar. There is a Belfast range of integrated appliances, American style fridge freezer. There is a feature electric AGA, window to side and rear door to the gardens. The dining/family area has a feature exposed brick wall and archway, French doors, oak ceiling beams, engineered oak flooring, ceiling downlights and two radiators.



Stairs ascend to the first floor. There is a large master bedroom with built in wardrobes, dressing area, port hole style windows and a luxurious en suite shower room. There are three further double bedrooms all with exposed beams and timbers and a large family bathroom.

OUTBUILDINGS AND GARDENS

The property is approached via a shared gated private gravel driveway leading into the exclusive courtyard development. The courtyard area is expertly landscaped with borders containing mature trees and shrubs, gavelled areas and paved pathways leading to each property.

The gardens to the rear and side of the property are outstanding and have been carefully curated by the current owners. French doors from the kitchen/diner lead out onto a paved patio area, steps lead to the raised lawn with full flower borders containing a wide selection of cottage style plants, trees and mature shrubs. The oak summerhouse provides the perfect outdoor dining area and enjoys far reaching views over the adjoining countryside. There are also two raised vegetable beds, fruit trees, a log store, a brick garden storage shed and various seating places. All of the paved areas in and around the gardens are Indian sandstone.

To the right of the front entrance there is a side entrance door with access to the rear garden and under cover storage area.

The property has two generous sized single garages with tiled floors, under floor heating and loft storage space. The garages have "Garage Pride" fitted cabinets and there are two allocated parking spaces and ample guest parking.

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. The property has Airband fibre optic with up to 900 mbps.

LOCAL AUTHORITY

Cheshire East

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating - D

DIRECTIONS

What3Words [///clinking.decimal.slurred](#)
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 development. Bear to the left and park by the last 2 garages. From the parking area walk towards the barns and under the drift and the property is located in the top left hand corner.



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.



