



**2 Butterley Barns, Heywood Lane, Audlem CW3 0EX**

A delightfully appointed and presented four bedroom period barn conversion within a select rural courtyard location nearby to Audlem providing lovely features and impeccably appointed accommodation of style and character with lovely surrounding aspects. Viewing highly recommended.

- An impeccably appointed period barn conversion
- Within a stunning select landscaped courtyard setting
- In delightful rural countryside nearby to Audlem village and the Shropshire border
- Appointed and presented throughout to the very highest of standards
- Incorporating many attractive features of superb style
- Reception hall, lounge with fireplace, fully appointed dining kitchen, utility room and cloakroom
- Master bedroom with en-suite, three further bedrooms and family bathroom
- Delightful landscaped rear gardens with lovely South facing aspects
- Garage, large courtyard and generous parking to front
- Viewing highly recommended

#### Agents Remarks

This highly impressive barn has been converted, designed and appointed to the highest of standards and is situated within a highly desirable part of South Cheshire within wonderful countryside on the Shropshire/Cheshire border. We recommend an early internal inspection. Audlem is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life with medical and schooling facilities, shops and services for day to day requirements and good road links to surrounding areas and by prime undulating Cheshire countryside with sporting and leisure facilities.

#### Property Details

The property is approached over a large wide pleasant courtyard with a central tree-lined green area and an extensive parking area to the front. A paved brick edged path leads to an attractive opaque glazed door allowing access to:

#### Reception Hall

With attractive Oak plank flooring, radiator, staircase to first floor vaulted landing and an Oak door leads to:



### **Cloakroom**

With a wall mounted wash basin, WC, radiator and ceiling mounted extractor fan.

From the Reception Hall an Oak door leads to:

### **Open Plan Dining Kitchen 10' 8" max x 20' 4" (3.25m max x 6.19m)**

Comprehensively equipped with a superb range of base and wall mounted units, granite working surfaces and upstands, underslung one and a half bowl sink unit with mixer tap, kitchen range with filter canopy over, granite topped peninsular dining counter incorporating integrated fridge and integrated dishwasher, tiled flooring, radiator, sectional double glazed window to rear elevation overlooking attractive rear garden, large double glazed door rear, central Oak beam and purlin, Oak door to Deep Airing/Cloaks Cupboard incorporating pressurised cylinder system and Oak double doors lead to:

### **Lounge 18' 3" x 17' 0" (5.56m x 5.17m)**

A beautifully appointed principal reception room with a large central fireplace incorporating a recessed slate hearth and log burning stove, Oak plank flooring, full height double glazed window to courtyard elevation with fitted shutters, recessed ceiling lighting, full height double glazed window to rear elevation incorporating fitted shutters and sectional double glazed window.

### **First Floor Vaulted Landing**

A stunning feature Landing with a wealth of exposed purlins, beams and woodwork, heritage Velux window to front elevation, high level storage cupboard, Oak door to Linen Cupboard incorporating shelving and an Oak door leads to:

### **Master Bedroom 12' 2" x 17' 2" max (3.72m x 5.23m max)**

With a handsome partially vaulted ceiling incorporating exposed King truss, double glazed window to South elevation with fitted shutters, radiator, high level cupboard, built-in double wardrobe with railing and shelving and an Oak door leads to:

### **En-Suite Shower Room 5' 9" x 7' 2" (1.74m x 2.19m)**

With a superb wet floor shower area incorporating full height screen and sliding screen, part tiled walls, vanity wash basin, WC, display niche, radiator and Velux window.

### **Bedroom Two 8' 9" x 10' 2" (2.67m x 3.09m)**

With a partially vaulted ceiling incorporating exposed King truss and beam, double glazed window with fitted shutters and radiator.

### **Bedroom Three 8' 9" x 9' 8" (2.67m x 2.95m)**

With exposed ceiling beam, radiator and double glazed window with fitted shutter.



**Bedroom Four/Study 9' 2" max x 9' 8" max (2.79m max x 2.95m max)**

With ceiling beams, double glazed window to courtyard elevation with fitted shutters and radiator.

**Bathroom 5' 9" x 9' 7" (1.74m x 2.93m)**

With an Oak panel bath incorporating shower tap, partially vaulted ceiling incorporating beams and purlins, pedestal wash basin, WC, double glazed window, tiled flooring and chrome radiator.

**Externally**

The property stands upon a wide handsome courtyard enjoying attractive surroundings. The gardens to the rear benefit from wonderful aspects with established trees on the periphery, extensive enclosed South West facing garden area incorporating a large paved patio and pergola area with raised flower beds and borders, garden shed and an abundance of specimen plants and trees. The property further benefits from a separate garage.



**Garage**

With twin doors to front, light and power.

**Tenure**

Freehold.

**Services**

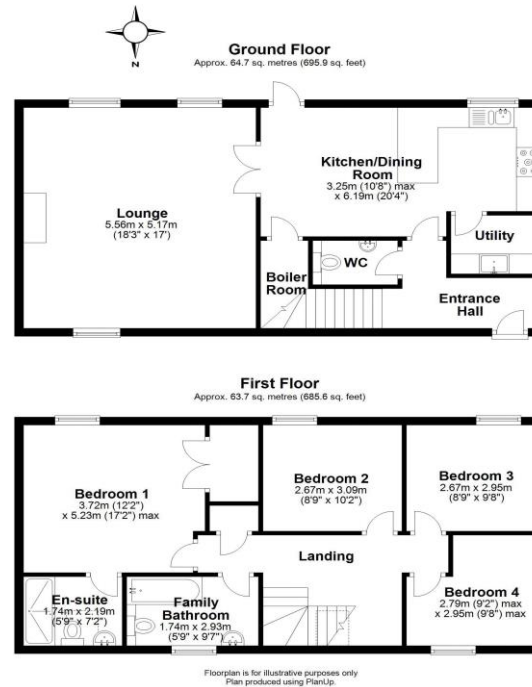
Oil fired central heating, mains water and electricity, shared waste management system (not tested by Cheshire Lamont).

**Viewings**

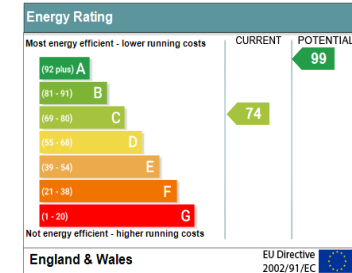
Strictly by appointment only via Cheshire Lamont.

**Directions**

From Nantwich proceed to the village of Audlem, turn right along Whitchurch Road and right onto Green Lane. Turn right onto Heywood Lane and continue over the small bridge. At the bend turn right into Butterley Barn courtyard. The property is on the left hand side.



Address: 2 Butterley Barn, Heywood Lane, Audlem, CREWE, CW3 0EX  
RRN: 4134-5725-7300-0413-7202



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