



Byley

Barn End, Drakelow Gorse Farm, Yatehouse Lane





Byley, CW10 9NS

Yatehouse Lane

£625,000



The Property

This stunning three-bedroom barn conversion has been recently refurbished and updated in a contemporary style, effortlessly blending period features and modern conveniences. The property is intriguing and unique in design, complimented by the finest of fixtures and fittings. Particular mention must be made of the beautiful dining kitchen with island unit, stone worktops, vaulted ceiling, Velux windows, log burner and fitted appliances as well as a separate utility, snug/sitting room and en-suite bedroom. To the first floor are two further double bedrooms, accessed by galleried landing with views over the kitchen serviced by Jack & Jill bathroom. The development is formed by nine individually designed properties each with its own unique style with landscaped communal areas and immaculately presented grounds. Located in an ever-popular position on a quiet leafy lane, forming part of an exclusive development of similar properties with far reaching views over adjoining countryside whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through wrought iron electric gates over a sweeping, tree lined, tarmacadam driveway leading to the allocated parking

area and double garage, with footpath over landscaped courtyard to the front entrance. The gardens are a lovely feature of the property, being generous in proportions with a south facing aspect. Laid to lawn in the main with a range of planting, fully enclosed by dwarf brick elevations and mature hedging giving open views of surrounding countryside. Indian stone flagged patio area, accessed via the Living Dining Kitchen, provides ideal opportunity for alfresco dining and enjoying the southerly aspect. Beyond the gardens and double garage, the property also enjoys the use of a communal tennis court, surrounded by open countryside.

Directions

From Knutsford Town centre continue straight onto Toft Road which continues into Holmes Chapel Road (A50). Turn right onto Middlewich Road (B5081) and continue along this road. Upon reaching the crossroads and The Three Greyhounds public house on your right continue straight across in the direction of Byley. Turn right onto Drakelow Lane and left onto Yatehouse Lane and continue along this road until the entrance to Barn End will soon be seen on your left.

- A stunning barn conversion finished to a high standard
- Contemporary living with some period features
- Spacious & flexible living accommodation
- Three bedrooms
- Two en-suite bathrooms
- Lovely enclosed gardens with lawn & patio areas
- Garage & Off road parking

Postcode – CW10 9NS

EPC Rating – B

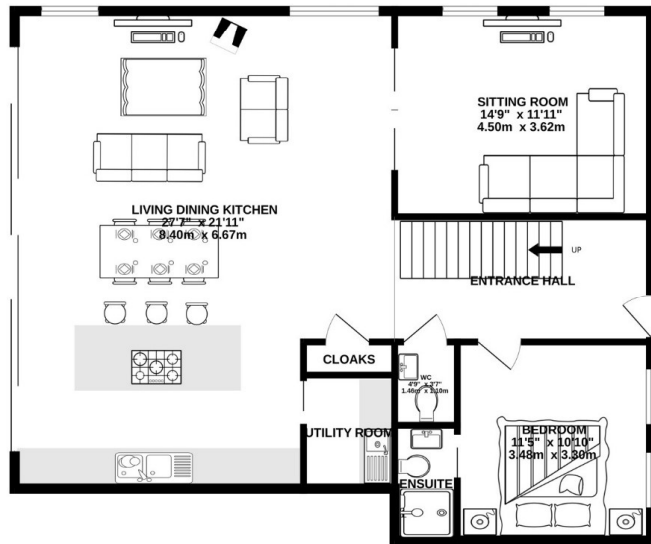
Tenure – TBC

Local Authority – Cheshire West & Chester

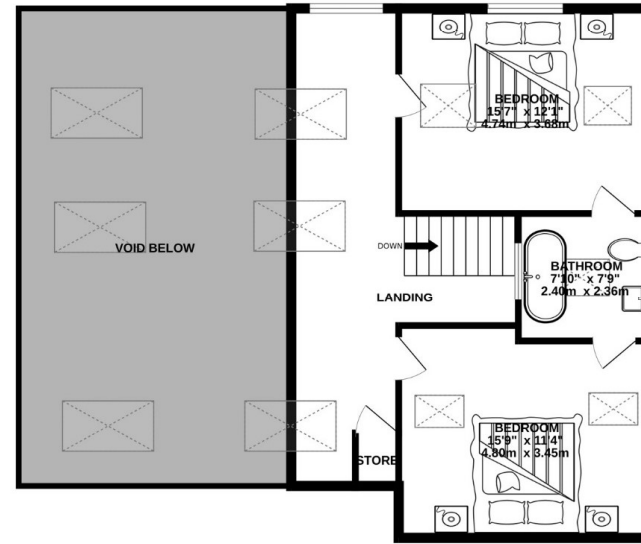
Council Tax – Band E



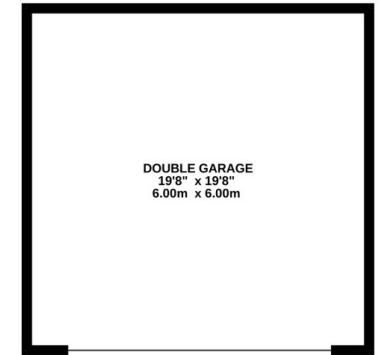
GROUND FLOOR
1051 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



EXTERNALLY
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 2061 sq.ft. (191.5 sq.m.) approx.

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