



Byley
The Seed Barn, Drakelow Gorse Farm, Yatehouse Lane



The Property

This stunning, substantial, new build, semi-detached barn style property, extending to over 4,800 sq. ft. has been meticulously designed and executed by the current owners to now provide, stylish, light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning open plan, ground floor living accommodation incorporating Large Living Dining Kitchen with island unit, vaulted ceiling, integral courtyard and swimming pool with full height glazing, the master bedroom suite to the ground floor with boutique style en-suite bathroom and fitted dressing room as well as the three further double bedrooms, all with en-suite bathroom and dressing room facilities.

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 electric timber gates over a long, sweeping tarmac driveway leading to the front entrance and detached garaging, providing more than ample parking and turning space. The gardens are a lovely feature of the property, being generous in proportions with an open, private, south westerly aspect over adjoining countryside leading into open paddock, extending to circa two acres. Laid to lawn in the main with feature planting and hedging, all enclosed by timber fencing and mature hedging. Large, tiled patio area accessed off the main reception rooms provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

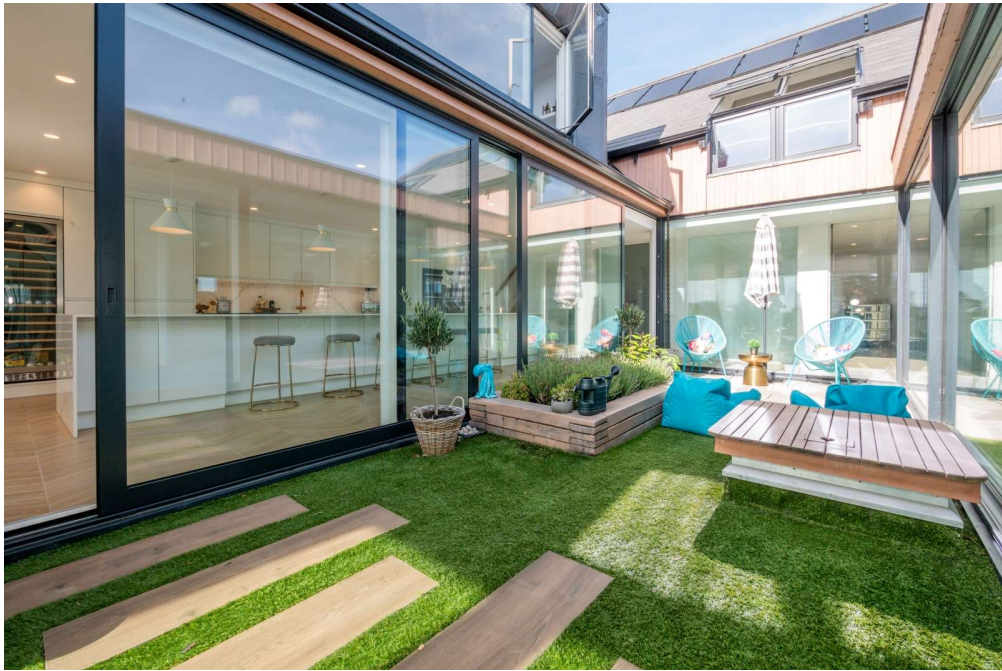
Directions

From the roundabout in Canute Square travel along King Edward Road (A50) and at the traffic lights by the rail station 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 private gated entrance to The Seed Barn will soon be seen.

SUMMARY OF ACCOMMODATION

- An exquisitely designed semi-detached property situated in a lovely private semi-rural position overlooking open countryside
- Stunning, substantial & flexible reception rooms and living accommodation, in all extending to over 4800sq ft
- Spectacular open plan living dining kitchen with high quality integrated appliances
- Four generous bedroom suites (all with en-suite dressing room & bathrooms)
- Superb, private landscaped formal gardens with lawns and patio areas, ideal for entertaining/alfresco dining as well as a central internal courtyard garden opening to the indoor swimming pool
- Gated private driveway & detached double garage
- Two acre paddock & use of Tennis court







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Asking Price – £1,550,000

Postcode – CW10 9NS

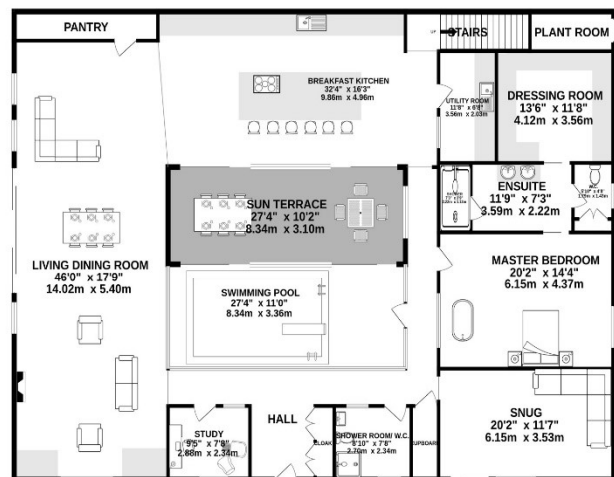
EPC Rating - B

Tenure – Freehold

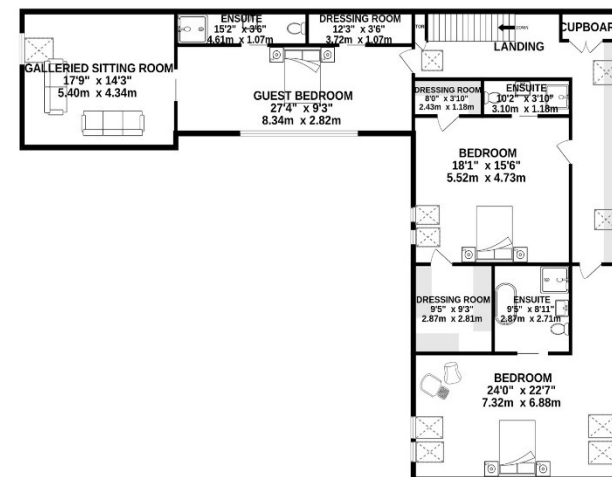
Local Authority - Cheshire West & Chester

Council Tax – Band G

GROUND FLOOR
3106 sq.ft. (288.5 sq.m.) approx.



1ST FLOOR
1778 sq.ft. (165.2 sq.m.) approx.



TOTAL FLOOR AREA: 4884 sq.ft. (453.7 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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