



Hayloft
BETLEY



With the wow-factor at every turn, Hayloft is a spectacular barn conversion like no other. A unique home where original features meet modern comforts, Hayloft is a character-filled retreat in an ideal location. Perfectly placed on a private courtyard just minutes away from the friendly village of Betley, this incredible barn conversion – complete with a tennis court, separate annexe and double garage – embodies countryside family living at its finest.

“It’s such a lovely family home, in a brilliant position with an incredible outlook over the fields.”





Welcome Home

Make your way into the gated, private courtyard, surrounded by manicured greenery, where there is ample space for parking on the gravel driveway. Instantly impressive, with its warm, red brick façade and slate-tiled roof, this classic barn conversion exudes rustic charm. Circular windows add a distinctive architectural flair, and a nod to the heritage of the home, while the skylights and immaculate finish tell of the modern comfort and luxury within. Additional parking can be found in the separate double garage, that also houses the annexe and storage area.



A Grand Entrance

Make your way to the large oak door with decorative brick surround, that opens to a warm and welcoming hallway. Original beams line the ceiling, complimenting the bright, white walls. With the stone tiled floor underfoot, it's an ideal place to ease out of muddy boots and hang up jackets. Freshen up in the cloakroom comprising a WC and wash basin, before turning right into the show-stopping grand hall.

Instantly impressive and packed with the wow-factor, the grand hall is something really special. Light pours in from the line of glazed double doors that open onto the gardens, complemented by the feature pendant light that hangs from the double-height ceiling.

Drawing the eye upwards, the original exposed beams and trusses of the vaulted ceiling retain the barn's character, perfectly harmonising with the surrounding galleried landing. Creating a sense of complete openness, and amplifying the space and airiness of the hall, this is a room that inspires awe. An exposed brick wall adds warmth and texture, hosting a double-sided fireplace that's ready to be lit on cooler evenings, filling the space with a warm, ambient glow.



Take a seat and soak up the architectural marvel whilst enjoying the views of the gardens from the double doors. Ready to be opened in the summer to invite you outside and enjoy all areas of Hayloft, this is a home that creates a seamless blend of living spaces.

“At Christmas time, we have a 12ft tree in there and hang garlands from the balcony and it's just magical.”





Character & Comfort



Step down into the second living area, brilliantly connected by the dual fireplace and cosily carpeted. Two sets of glazed double doors add to the natural light, and in the summer months, offer a way to easily transition to the outside areas.



Retrace your steps back to the entrance hall and continue into another living space. A log burning stove sits in the inglenook fireplace, ready to provide warmth, and another set of glazed double doors showcases those pretty garden views and fills the room with light. Turn to the right of the room, to discover a home office area, where bespoke furniture keeps all documents and office essentials tidy. Make your way back to the living area and continue into the hub of the home, the large open-plan kitchen-diner.





Heart of the Home



Beautifully designed for both functionality and sociability, this is a space that embraces family living and fosters connection. A wall of bi-folding doors showcases the gardens outside, flooding the space with natural light. Throw them open in the summer months, to blur the boundaries between outside and in, where friends and family can easily move between shade and sunshine.

Take a seat at the bespoke dining area, perfectly placed so you can chat with the chef as meals are made and enjoy conversation with those outside. With enough seating for 12, there is room for all, for any occasion.



“We designed the kitchen to be a place where everyone naturally congregates. We wanted to have room for everyone to be together.”



Flow through to the bespoke kitchen, where the double-height vaulted ceiling with exposed beams reminds you of the homes past and adds a sense of grandeur. Step up to the central island and take a seat on one of the stools for casual dining or to enjoy a glass of fizz as you watch the chef whip up delights.

A professional Rangemaster cooker sits comfortably in the recess, ready for you to create culinary masterpieces, and the surrounding cabinetry offers a plethora of storage space. Other appliances include an American style freestanding fridge freezer, dishwasher, two wine fridges and a dishwasher.

Effortless Entertaining



Discover the utility room next door, where the same bespoke cabinetry offers more storage space. Home to the washing machine and dryer, as well as a sink, and with plenty of room for canine companions, the utility room is the perfect place to undertake any household tasks with ease and efficiency.



Family Time

Another entrance point to the home can be found on the left and on your right is a handy cloakroom, featuring a WC and wash basin. Continue into another beautiful space, currently being used as a playroom. With a vaulted ceiling overhead and exposed beams, relax and unwind in this impressive room that is both cosy and spacious.

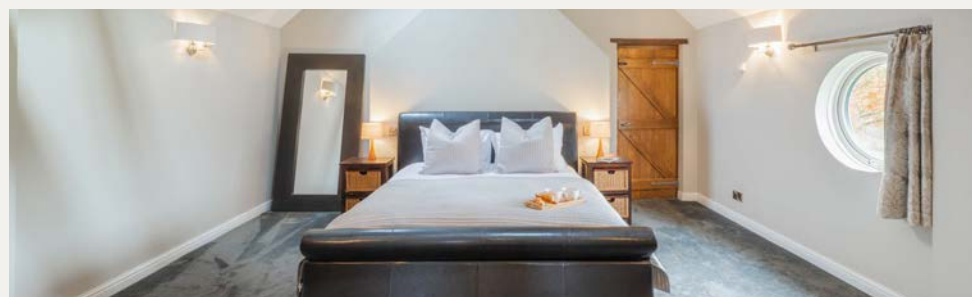
Easily adaptable to a variety of uses, this is a room that lends itself to any occasion. Light up the log fire to cosy up against the warmth, and with ample space for seating, it's a great place to enjoy movie nights or entertain.



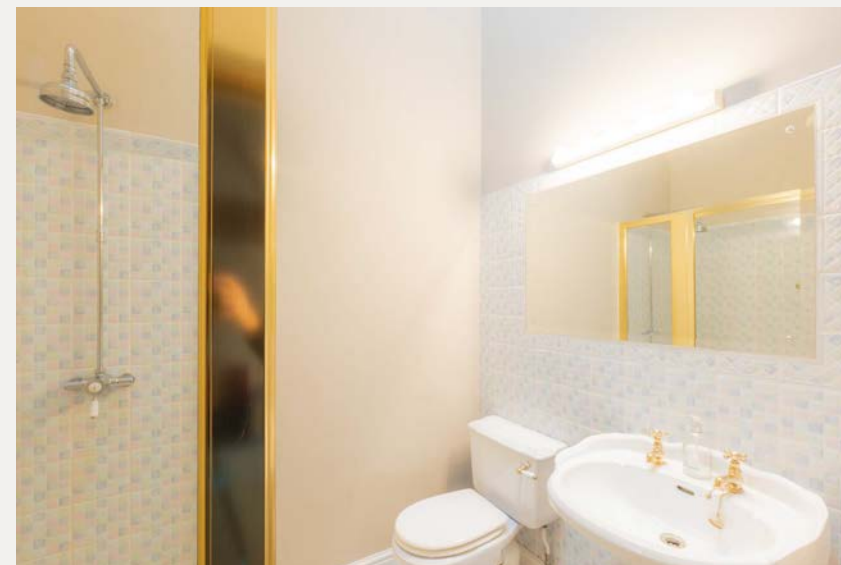
And so, to Bed...

Return to the great hall and ascend the oak spindle staircase to the upper floor. Continue into a large double bedroom where the original exposed beams and trusses overhead enhance the space. A skylight adds to the light from the circular window, and the neutral décor and carpeted floor make it a cosy and relaxing room.

Flow through to the en suite, comprising a WC, dual wash basins and a freestanding bath that's ready to be filled with bubbles and enjoyed. Discover the separate dressing room, with plenty of space and storage to keep all personal items organised.



Return to the hallway and take a left to find another large double bedroom with an en suite featuring a bath with an overhead shower, WC and wash basin. Another large bedroom is next door, with exposed beams and trusses along with an en suite featuring a walk-in shower, WC and wash basin.





Continue along the hall to discover another double bedroom, with the same exposed beams in the vaulted ceiling, neutral décor and views of the garden providing a relaxing ambience. Flow through to the en suite that features a WC, wash basin and bath with an overhead shower. Retrace your steps along the corridor and take the first staircase, which brings you back down into the entrance hall.



The Annexe

"It's a brilliant space when friends are over. They have their own entrance and can come and go as they please."



Accessible from the separate building that houses the double garage and storage space, the annexe is perfect for multigenerational family living or visiting guests who enjoy their own space. Step inside to a tiled hallway with generous space that could be used for storage and ascend the half-turn staircase. Make your way into a large bedroom and living area. Skylights in the vaulted ceiling add to the illumination and with neutral décor and carpeted flooring, it's a spacious room in which to relax and unwind.

Refresh and revive in the en suite, with two storage areas and a circular window showcasing views of the garden. Featuring a walk-in shower, WC and wash basin.



Outside Spaces

Nestled within nearly 7 acres of scenic gardens, Hayloft is a home that fully embraces its idyllic setting. Beautifully harmonising with the rural landscape, this is a home that invites the outdoors in.

A patio area runs the length of the rear of the home, with an extended area for seating beside the open-plan dining area, perfect for barbeques and al fresco dining. With a large lawn beyond, invite family and friends over for get-togethers and summer picnics, or why not challenge them to a game on the all-weather tennis court?

Situated to the rear of the home, and just beside the field that also makes up the estate, the tennis court is a wonderful addition and ensures that you'll never be short of something to do.





Enjoying the sunshine all day, the gardens are a tranquil haven. As the sun begins to set, grab a glass of your favourite tippie and sink into the hot tub on the decking area for the perfect spot to enjoy the view.

Take the wooden gate under the pergola, to the front of the home, where a separate building is home to the storage area, double garage and annexe. Outside lighting guides the way on the private courtyard where ample parking space can be found. With greenery all around, the courtyard offers a warm welcome and sets the scene for the wonderfully characterful and spacious home that is Hayloft.



Beyond the Door



Just a 10 minute stroll from the sought-after village of Betley, Hayloft is in a perfect setting that benefits from being rural and yet not remote. Boasting a terrific primary school, a village hall that hosts multiple events, a cricket club and three pubs, Betley has a lively community that's easy to get involved in.

Enjoy a meal at The Hand and Trumpet, which is always busy and has a lovely atmosphere before wandering into the village store to pick up essentials. Make your way over to the historical market town of Nantwich for an afternoon of pottering around the shops before ordering something delicious at one of the many eateries there.

Visit the Farmers' Market that takes place on the last Saturday of every month to pick up a variety of local produce and homemade treats, or take in a show at the Civic Hall.

Commuting couldn't be easier with Crewe train station, connecting to all major lines, just under 20 minutes away.

Set amidst beautiful countryside, Hayloft offers abundant space and character, thoughtfully designed for flexible family living that fosters connection – all in an incredible location.



Ask the Owners

Where do you go when you need...



A walk?

Madeley Pool loop or Nantwich
Riverside Park



Groceries?

Betley Village Shop



*A day out with
the family?*

Nearby Nantwich or Chester



A local pub?

The Swan, Betley



A bite to eat?

The Hand and Trumpet, Betley



School?

Betley CofE Primary School or
Madeley High School



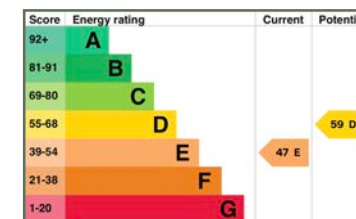
TOTAL FLOOR AREA: 5871 sq.ft. (545.5 sq.m.) approx.
EXCLUDING GARAGE/ANNEXE: 4424.6 sq.ft. (411.1 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Specifications

- Spectacular barn conversion nestled in Betley
- 4424.6 square feet of internal living space, plus double garage with annexe above
- 7.29 acres
- Central double height galleried living space
- Large modern living-dining-kitchen with bi-fold doors to the garden
- 4 double bedrooms, all with en suites
- All weather tennis court and adjacent hot tub area
- Close to nearby amenities and transport/commuter links

See Ian's
Video
Tour



Unable to locate the property?
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