



5 Butterley Barn  
Heywood Lane | Audlem | Cheshire | CW3 0EX

# 5 BUTTERLEY BARN



*5 Butterley Barn is a beautiful Cheshire brick four bedroom barn conversion set within 26 acres of rolling pasture, paddocks and its own stretch of the river Duckow. Behind its traditional Cheshire brick exterior lies a light and airy home, thoughtfully updated to an exceptional standard by the current owners.*



# STEP INSIDE

---

## Ground Floor

The welcoming entrance hall features oak flooring and oak doors to under-stairs storage. This leads through into the impressive double height open plan dining kitchen. Full height patio doors open out to the east with views to the garden and paddocks, and over rolling countryside towards the village of Audlem. The kitchen is beautifully appointed with bespoke cabinetry, a dual control electric Aga and a large marble topped island. A spacious utility / boot room provides additional storage together with space for a washing machine and tumble drier.

The main lounge is both elegant and welcoming, centred around a large wood burning stove and featuring engineered oak floors and windows to three sides, including two full length windows facing the patio and the morning sun. A second generous reception room sits at the opposite side of the property also benefitting from double aspect windows and a further log burning stove.

## First Floor

To the first floor are four double bedrooms, two with en suite facilities, together with a family bathroom and a bright mezzanine study overlooking the kitchen below. Exposed beams and vaulted ceilings throughout the upper floor create a wonderful sense of character and space.



























# STEP OUTSIDE

---

The property is fronted by a large attractive courtyard divided by a row of mature trees with parking for multiple cars and a double garage. A gate from the main driveway leads to a separate large workshop with shutter doors and an adjoining hard standing yard and shelter from where the current owners run an alpaca veterinary practice.

The land at Butterley Barn is a defining feature of the property and lends itself perfectly to equestrian use, smallholding living or a rural business venture. The current owners have successfully operated an alpaca farm from the property, while the wildflower meadows have also hosted wedding celebrations. The more secluded areas of land could equally lend themselves to glamping or leisure use, subject to any necessary consents.

The grounds are divided into five parcels, all with roadside access, and include five acres of six well-maintained stock-fenced paddocks with field shelters, two substantial wildlife ponds, additional pastureland and around an 850 meter stretch of the winding River Duckow.

Further outbuildings include a substantial and well-maintained 30' x 60' barn/tractor shed.

Outside the house there is a large patio and covered decked entertaining area complete with an eight-person log-burning hot tub, barbecue and seating area. The gardens are beautifully maintained and framed by mature trees and shrubs, with a long lawn extending to the north-east.

The Shropshire Union Canal is just a short walk from the property, providing beautiful waterside walks and access to the renowned Audlem flight of locks.









# INFORMATION

---

## Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Cheshire East Council

EPC Rating: C

Property Type: Barn Conversion/Semi-Detached

Construction: Standard (Brick/Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Sewerage Treatment Plant (Shared with neighbouring properties)

Heating: Oil Fired Central Heating

Broadband: Airband Ultrafast Broadband connection available in the area. We advise you to check this with your provider.

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check this with your provider.

Parking: Garage, Driveway and Off-Road parking

**Special Notes:** The Title contains restrictive covenants (to observe and perform the covenants referred to in the Transfer of the land and Deed). Please speak with the Agent for further information.

## Viewing Arrangements

Open House By Invitation Only

Strictly via the vendors sole agents Fine & Country Chester, Nantwich and Tarporley on +44 01829 470480

## Website

For more information visit <https://www.fineandcountry.co.uk/chester-nantwich-and-tarporley-estate-agents>

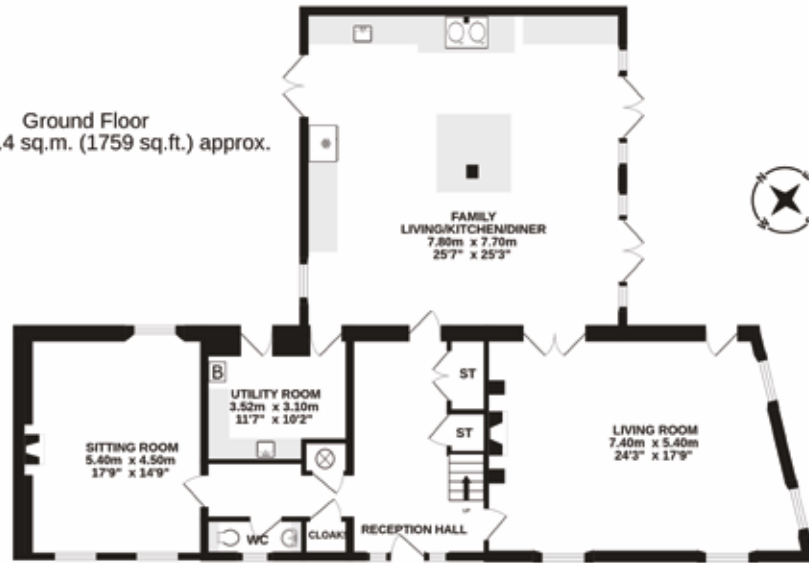
## Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Ground Floor  
163.4 sq.m. (1759 sq.ft.) approx.



Ground Floor  
30.8 sq.m. (331 sq.ft.) approx.



1st Floor  
30.8 sq.m. (331 sq.ft.) approx.



1st Floor  
121.8 sq.m. (1311 sq.ft.) approx.



TOTAL FLOOR AREA : 61.5 sq.m. (662 sq.ft.) 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.  
Made with Metropia ©2020

TOTAL FLOOR AREA : 265.2 sq.m. (2870 sq.ft.) 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.  
Made with Metropia ©2020



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed:





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## MELISSA ROBERTS PARTNER AGENT

Fine & Country Chester, Nantwich and Tarporley  
+44 (0)1829 470 480  
email: melissa.roberts@fineandcountry.com

From cottages to castles, I've always loved bringing homes and stories to life.

I've always loved houses! Although I'm relatively new to property consultancy, I bring over 25 years of experience in sales and marketing within the tech industry and I'm now excited to apply those skills to something I'm truly passionate about, helping people buy and sell their homes.

I've bought, sold, and renovated more than ten properties of my own, ranging from cosy terraced cottages to farms, barns and even a small Scottish castle. I'm currently in the process of doing up a 17th century corn mill. Having recently relocated back to the area, I'm looking forward to rediscovering my home county of Cheshire, where I was born, went to school and bought my first house.

This combination of hands-on property experience and professional background, along with my work in the charity sector, has shaped me into someone known for my empathy, integrity, and professionalism. All qualities I believe are essential in guiding clients through what can be a stressful process.

I'm a member of the Chartered Institute of Marketing and have been part of award-winning property renovation teams, including Scottish Homes Conversion of the Year 2012 for a barn conversion that also received an international architectural technicians award.

Outside of work, I enjoy photography, gardening, walking and archaeology. Home life is always lively with my teenage son, a dog, two cats, chickens, ducks and even a family of swans who've made their home in our new garden.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Chester, Nantwich and Tarporley on



Fine & Country Chester, Nantwich and Tarporley  
Chester Business Park, Herons Way, Chester, Cheshire CH4 9QR  
+44 (0)1829 470480 | melissa.roberts@fineandcountry.com

