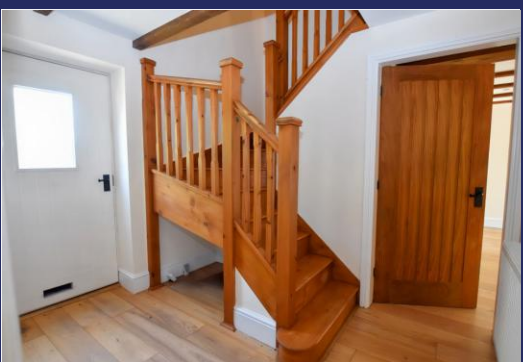




Helping *you* move



1 Butterley Barns, Audlem, CW3 0EX

****NO UPWARD CHAIN**** A Four Bedroom Barn Conversion nestled in a rural location surrounded by countryside, yet within easy reach of the highly sought-after village of Audlem. Comprising Lounge with log burner, Dining Room, Kitchen, Four Bedrooms, En-suite and Bathroom, plus a Double Garage.

Offers In Region Of
£525,000

Overview

- Four Bedroom Barn Conversion in development of just Five Barns
- No Upward Chain, Rural Location
- Kitchen, Utility, Guest WC
- Lounge with log burner, Dining Room
- Principal Bedroom with En Suite, Three Further Bedrooms, Bathroom
- Mature Gardens to Sde and Rear
- Double Garage with Electric Doors, Driveway Parking
- Council Tax Band - E, Energy Rating - C



Brief Description

The property opens into an inviting Entrance Hall featuring an oak turning staircase, leading to a Utility Room, Guest WC, a well-appointed kitchen with a Rangemaster cooker and integrated dishwasher, a spacious Lounge with a log burner, and a separate Dining Room ideal for entertaining.

To the first floor, and the sense of character and charm continues with exposed beams throughout. The Principal Bedroom benefits from an En Suite and walk-in wardrobe, accompanied by three further Double Bedrooms and a Family Bathroom.

Externally, the property offers a Double Garage with electric doors, additional Parking, and a mature rear Garden with two patio areas providing excellent space for outdoor relaxation.

Location

The property is set in a large courtyard of other converted barns, with a central garden area offering additional guest parking. The closest villages are Adderley and Audlem, both of which have Primary Schools and with Audlem also having a good range of local shops and facilities.

The property is almost equidistant between the market towns of Market Drayton and Nantwich, with Whitchurch in comfortable commuting or school run distance. All offer an excellent range of supermarkets, shops and facilities.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water and electricity services are available, with oil fired central heating and septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Cheshire East

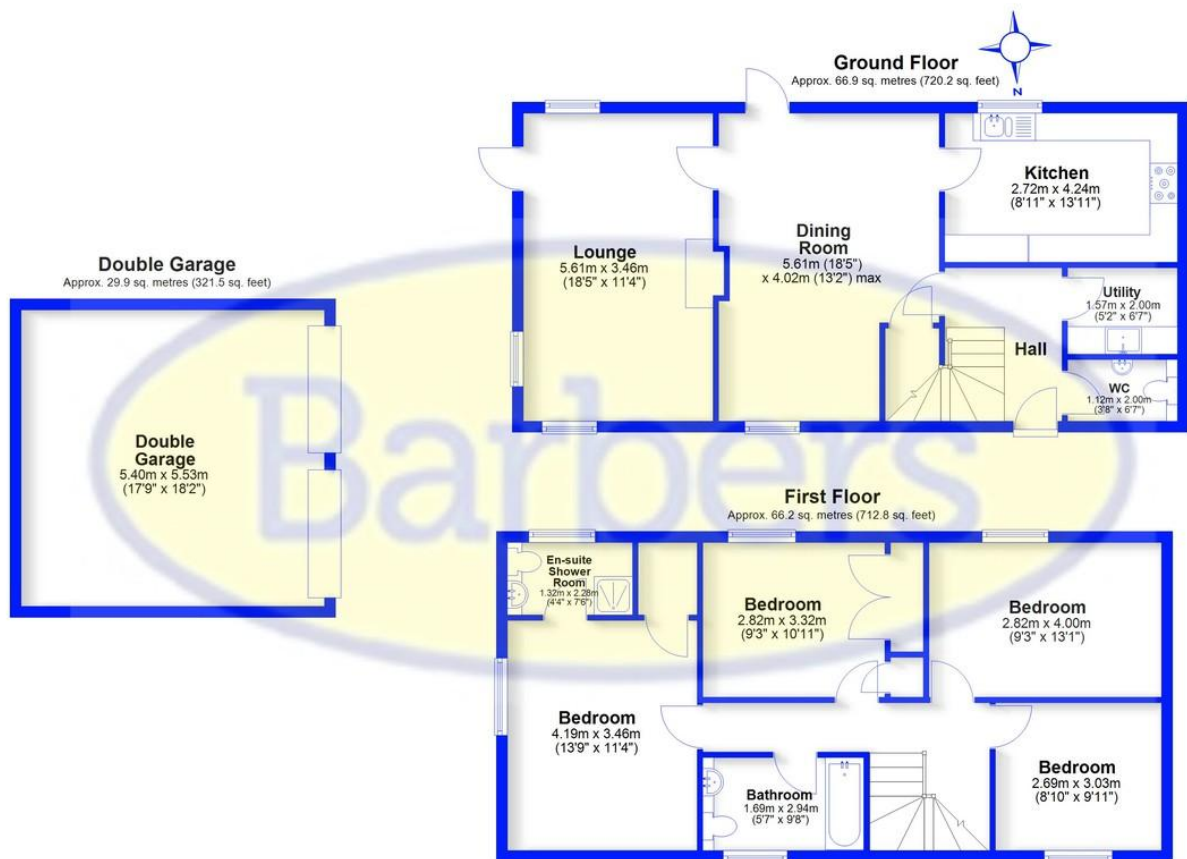
TENURE: We are advised that the property is Freehold



DIRECTIONS: From Market Drayton take the A53 and after 4.9 miles, having driven through Adderley, turn left on Heywood Lane where the property will be on your right and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



Total area: approx. 163.0 sq. metres (1754.6 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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