



Burr Cleft Barn, 9 Wilkesley Croft, Whitchurch, Cheshire SY13 4DA

CHESHIRE
LAMONT



An extraordinary hay barn conversion of the highest calibre providing exceptional style and design, standing in an idyllic rural position enjoying delightful countryside views over south Cheshire and set within landscaped gardens and grounds to 0.53 of an acre , nearby to Whitchurch and Audlem and affording outstanding features. Viewing highly recommended.

- An outstanding hay barn conversion of the highest calibre
- Within an idyllic rural location in south Cheshire countryside nearby to Audlem
- Standing in delightful landscaped gardens and grounds to 0.53 of an acre with stunning views
- Extensive driveway and double garaging bordering open fields
- Of exceptional design, quality and style
- Oak flooring, full height windows to both floors, lift, glazed spiral staircase, oak staircase and contemporary log burner
- Open plan living family dining kitchen with stunning bespoke handmade German units and appliances
- Four bedrooms, two en-suite, family bathroom and first floor study
- Extensive patio areas and vaulted covered hay barn courtyard area
- Viewing highly recommended

Agents Remarks

Burr Cleft Barn is a supreme example of a sensitive and imaginative conversion of a former Cheshire brick pillared hay barn. Our Vendor carefully designed the conversion which was carried out by renowned barn conversion specialists. The barn incorporates features and design of the highest calibre and is situated in the hamlet of Wilkesley. The area is highly regarded and enjoys undulating countryside views, nearby to the historic south Cheshire village of Audlem. Audlem provides a range of facilities that cater for day-to-day requirements, with a historic church and a wealth of village amenities and is just 6 miles south of the market town of Nantwich.



Property Details

The property enjoys a wonderful original shared entrance with remote controlled gates allowing access to a drive that leads to an ornate wrought iron gate inset within Cheshire fencing and to a further shingled drive that sweeps to the front of the barn through delightful established landscaped gardens. A block paved parking area incorporating a paved path leads to a high quality aluminium framed tinted double glazed door allowing access to:

Superb Reception Hall

Delightfully appointed and providing a lovely spacious entrance to the property with oak flooring, skirtings, architraves and doors, oak staircase ascending to first floor landing, oak door to storage cupboard, automated lift and a sectional glazed oak door leads to:

Lounge 20' 3" x 21' 6" max (6.17m x 6.55m max)

An impeccably appointed principal reception room with superb aspects to the front via full height double glazed aluminium framed tinted windows and door, contemporary log burning stove upon glass plinth with chrome flue, oak flooring and windows to west elevation.

From the Reception Hall an oak door leads to:

Cloakroom

With a wall mounted wash basin, WC and oak flooring.

From the Reception Hall a sectional glazed oak door leads to:

Delightful Open Plan Living Family Dining Kitchen 20' 3" x 24' 1" (6.16m x 7.35m)

Enjoying outstanding aspects to the gardens and countryside beyond via full height double glazed aluminium framed tinted windows and three panel bi-folding doors to a vaulted covered outdoor area, porcelain tiled flooring, an impressive glazed and brushed steel spiral staircase ascending to first floor Study, superb range of contemporary base and wall mounted units, ceramic working surfaces, built-in Miele oven with warming drawer and Miele microwave above, full height integrated fridge, counter height integrated freezer, integrated dishwasher, large central dining island with deep drawers beneath and incorporating a Miele induction hob with recessed Miele extractor hood over and an oak door leads to:

Utility Room

Fully appointed with a wall mounted cupboard, base units, attractive working surface, full height utility cupboard, integrated washing machine, heat pump tumble dryer, Stiebel Eltron heat



exchanger, sink unit with mixer tap, tiled floor and a sectional glazed door to outside.

From the Reception Hall an oak staircase ascends to:

First Floor Landing

With a Velux window, partially exposed king purlin, oak door to airing cupboard, lift access and an oak door leads to:

Bedroom Three 9' 9" x 10' 3" (2.98m x 3.13m)

With an opaque double glazed window to rear elevation, King truss, partially vaulted ceiling and oak flooring.

Bedroom One 10' 0" x 21' 6" (3.04m x 6.56m)

With outstanding far reaching views over open countryside via full height double glazed aluminium framed tinted windows to east elevation, partially vaulted ceiling, King truss, oak flooring, Cheshire brick pillar and an oak door leads to:

En-Suite Wet Floored Shower Room

Beautifully appointed with fully tiled walls and floor, wall mounted shower, glazed screen, pedestal wash basin, WC and contemporary radiator.

Bedroom Four 10' 0" x 10' 0" (3.04m x 3.04m)

With full height double glazed aluminium framed tinted windows to east elevation enjoying wonderful views, beams and oak flooring.

Bedroom Two 13' 11" x 13' 6" (4.24m x 4.11m)

Impeccable appointed with a vaulted ceiling, exposed King truss and beam, double glazed aluminium framed tinted windows to east elevation, Cheshire brick pillars, oak flooring and an oak door leads to:

En-Suite Wet Floored Shower Room

With fully tiled walls and floor, wall mounted shower, glazed screen, WC, pedestal wash basin, double glazed window and chrome towel radiator.

From the Bedroom an oak door leads to:

Study Area 20' 4" x 10' 0" (6.21m x 3.04m)

With partially vaulted ceiling, beams, King truss, spiral staircase descending to the Kitchen, extensive range of fitted shelving units, oak flooring, stunning aspects over the gardens, countryside and the Shropshire border via double glazed aluminium framed tinted windows and 3-panel bi-folding doors opening to wrought iron railing with a ground floor vaulted covered hay barn area beneath.



Externally

The gardens to Burr Cleft Barn are an absolute delight having been thoughtfully landscaped and planted with an abundance of specimen plants, trees and shrubs. The gardens incorporate sculptures and ornaments as well as large pot-planted olive tree. A wild flower and ornamental grass meadow stands within the grounds as does a professional greenhouse and sleeper retained raised beds. A wonderful covered pillared and paved patio area overlooks open fields and Cheshire countryside beyond.

NB

A GPS electric robot mower is included in the sale.

Semi-Detached Double Garage 19' 1" x 19' 6" (5.82m x 5.94m)

With twin doors to front, door to side, light and power.

Tenure

Freehold.

Services

Remote and app controlled Stiebel Eltron ground source heat exchange system (under contract), underfloor heating throughout, private drainage, mains electricity and water.

Viewings

Strictly by appointment only via Cheshire Lamont.

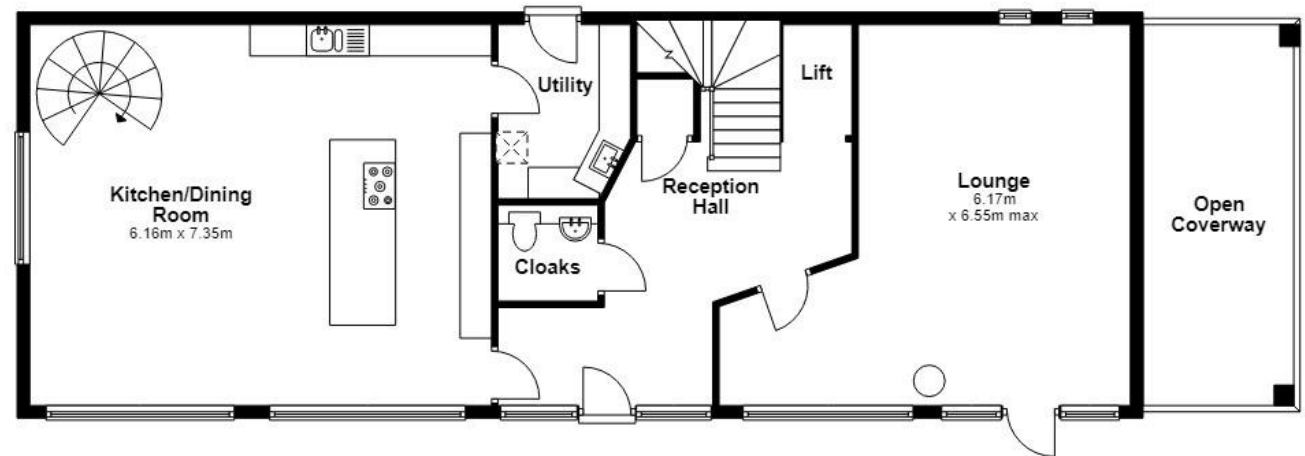
Directions

From Nantwich proceed South on the A529 Audlem Road, having reached Audlem village continue south along Green Lane (A529) towards Market Drayton, after approximately 1 mile turn right into Heywood Lane and follow this road for a further 2 miles and Wilkesley Croft will be found on the left hand side of which the entrance is the 3rd turning prior to the T junction. Burr Cleft Barn with its distinctive glass frontage will be visible on the left hand side after Heywood Lane turns right at Hayfields Dairy. It will be the second entrance on the left past the dairy, distinguished by a pair of black letterboxes at the gate.

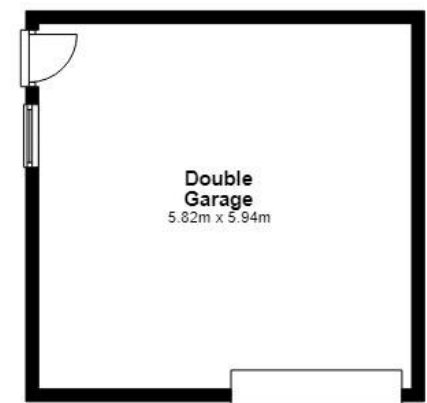
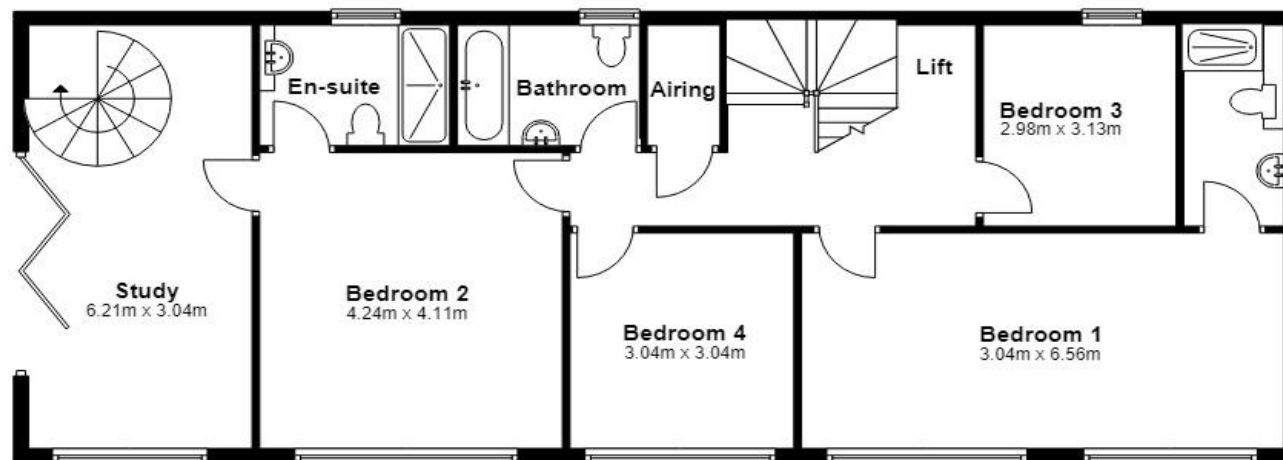
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		80 C	91 B



Ground Floor



First Floor





IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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