Wright Marshall
Estate Agents



5 BUTTERLEY BARN | HEYWOOD LANE | AUDLEM | CHESHIRE | CW3 0EX | OIRO £1,150,000







BEAUTIFULLY PRESENTED AND VERSATILE EXCEPTIONAL COUNTRY RESIDENCE EXTENDING TO APPROX 3000 SQ FT, SET WITHIN APPROXIMATELY 12 ACRES OF GARDENS AND GROUNDS WITH ACCOMMODATION. EXCELLENT EQUESTRIAN & SMALL HOLDING FACILITIES FOR A RANGE OF BUYERS.

A magnificent four-bedroom, three-bathroom semi-detached barn conversion offering substantial and beautifully appointed accommodation, exceptional outdoor space and an enviable rural lifestyle.

An outstanding opportunity to acquire this impressive and substantial four-bedroom semi-detached barn conversion, combining the timeless character and charm of a traditional agricultural building with the comfort, style and versatility of contemporary country living. Set within approximately 12 acres of adjoining gardens and grounds, this exceptional property enjoys a delightful rural setting, offering an increasingly rare combination of generous family accommodation, extensive land with rolling pasture and field shelters, attractive outdoor entertaining areas and useful outbuildings, including a double garage and agricultural building.

The property has been thoughtfully converted to create a wonderfully individual home, where exposed brickwork, substantial timber beams and characterful architectural features blend effortlessly with stylish modern finishes.
The expansive double height kitchen with AGA and large island, and reception rooms provide glorious dining and informal seating areas being perfect for family gatherings and social occasions, with direct access to the outside entertaining spaces creating a wonderful connection between the house and its grounds.

The accommodation extends to four generously proportioned bedrooms and three bathrooms, providing excellent flexibility for larger families, visiting guests or those seeking space to work from home. Throughout, the property successfully combines the warmth and individuality of a traditional barn conversion with the practical requirements of a substantial modern country residence. Undoubtedly one of the property's most outstanding features is its extensive landholding, extending to approximately 12 acres of adjoining gardens and grounds. The land provides a remarkable sense of space, privacy and freedom, creating an idyllic setting for those seeking a genuine countryside lifestyle.

This remarkable home offers far more than simply generous accommodation. It presents an opportunity to embrace an enviable rural lifestyle, with substantial grounds, characterful living spaces and the freedom afforded by approximately 12 acres of adjoining land. The combination of beautifully presented interiors, impressive entertaining areas, versatile outbuildings and extensive grounds makes this a particularly compelling proposition within the country property market. A truly outstanding and individual country residence, offering character, space and versatility in abundance. Properties combining such substantial accommodation with approximately 12 acres of adjoining land, a double garage and agricultural facilities are seldom available.

Early viewing is strongly recommended to fully appreciate the scale, character and exceptional lifestyle opportunities afforded by this magnificent home.





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for approx. 7 miles through the villages of Hatherton and Hankelow and upon reaching the charming village of Audlem turn right at the 'T' junction by the historic church into Shropshire Street. Turn left into Green Lane (signed Market Drayton) and proceed. Turn right into Heywood Lane and the property will be observed set back, on the right hand side.

AUDLEM VILLAGE (PICTURED RIGHT)

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and 'Party on the Park'.











KEY FEATURES:

Outstanding Four-Bedroom, Three Bathroom Substantial Barn Conversion.

Impressive Double Height Open-Plan Kitchen with AGA & Elegant Spacious Living Spaces With Wood Burning Stoves.

Approximately 12 Acres of Adjoining Gardens & Grounds (Including Pasture, Field Shelters & Gardens).

Double Garage, Agricultural Building & Extensive Parking.

Outdoor Entertaining Areas Including a Covered Entertaining Space With Log Burning Hot Tub.

Excellent Equestrian & Small Holding Facilities With Additional Potential Uses For A Range Of Buyers.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

MAGNIFICENT RECEPTION HALL

CLOAKS WC







EXPANSIVE OPEN PLAN KITCHEN DINING FAMILY

At the heart of the home lies a magnificent open-plan living, dining and kitchen area, designed perfectly for modern family life and entertaining on a grand scale.

The impressive kitchen features an extensive range of contemporary cabinetry, generous preparation surfaces and a substantial central island incorporating a breakfast bar. Characterful exposed timber beams and warm feature lighting create an inviting atmosphere, while the expansive glazed doors and windows provide delightful views across the surrounding countryside and allow natural light to flood the accommodation.
















AGA



LIVING ROOM 24'3 x 17'9

The elegant reception room, with its striking feature fireplace, stove, warm colour palette and generous proportions, provides additional flexibility for family living, relaxation or entertaining. Being located just beyond the phenomenal kitchen, family living & entertaining is a breeze.

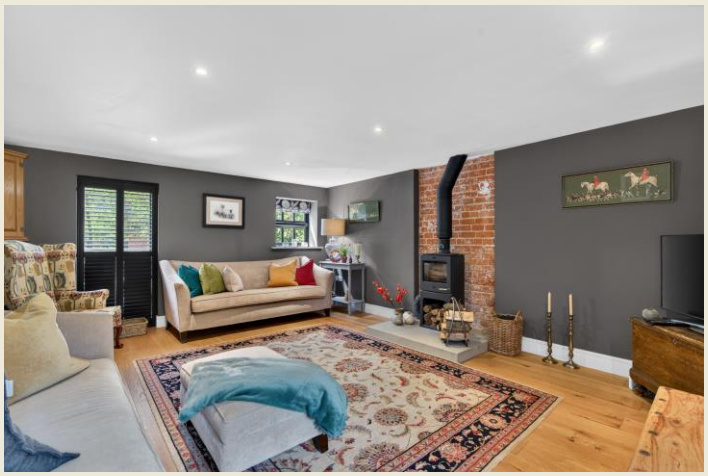






SITTING / FAMILY ROOM 17'9 x 14'9

Complementing the outstanding principal living space are beautifully appointed reception areas, including this particularly inviting sitting room featuring an attractive wood-burning stove set against exposed brickwork, creating a cosy retreat during the cooler months.







UTILITY ROOM

FIRST FLOOR LANDING

STUDY MEZZANINE – OFFICE / MUSIC / HOBBY ROOM
17'1 x 12'2







MASTER SUITE:-

BEDROOM ONE 17'9 x 15'5



ENSUITE SHOWER ROOM





BEDROOM TWO 13'1 x 10'10

ENSUITE SHOWER ROOM







BEDROOM THREE 15'1 x 13'9

BEDROOM FOUR 11'10 x 8'6







FAMILY BATHROOM











EXTERIOR

Undoubtedly one of the property's most outstanding features is its extensive landholding, extending to approximately 12 acres of adjoining gardens and grounds.

The land provides a remarkable sense of space, privacy and freedom, creating an idyllic setting for those seeking a genuine countryside lifestyle.

DETACHED DOUBLE GARAGE 18'4 x 18'0

MEZZANINE STORAGE 18'4 x 18'0

STABLES (PICTURED OPPOSITE)

DETACHED AGRICULTURAL BUILDING 60'0 x 30'0

The agricultural steel portal building provides excellent storage.



GARDENS & GROUNDS:-

The grounds offer considerable scope for a variety of recreational, lifestyle and smallholding interests, with particular appeal to purchasers seeking space for animals, outdoor pursuits or simply the enjoyment of their own substantial private acreage.

The adjoining land includes extensive grassed areas and established field boundaries, with the aerial perspective illustrating the impressive scale and attractive rural surroundings of the property. Whether enjoying the tranquillity of the countryside, exploring the grounds or making use of the land for leisure pursuits, the opportunities presented by this exceptional holding are considerable. Further enhancing the appeal of this outstanding property are its useful ancillary buildings, including a double garage and substantial agricultural building. These provide valuable storage and practical facilities, with potential to accommodate a variety of countryside, hobby or agricultural requirements, subject to any necessary consents. The agricultural building is particularly attractive for purchasers requiring space for equipment, machinery, vehicles or other land-related activities. There is also a joyous covered entertaining area with log burning hot tub.

EPC RATING: C

COUNCIL TAX BAND: F

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired central heating. Private drainage (sewerage treatment plant shared with the neighbouring properties at Butterley Barns).

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

Airband Ultrafast broadband connection available in the area.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.



MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.









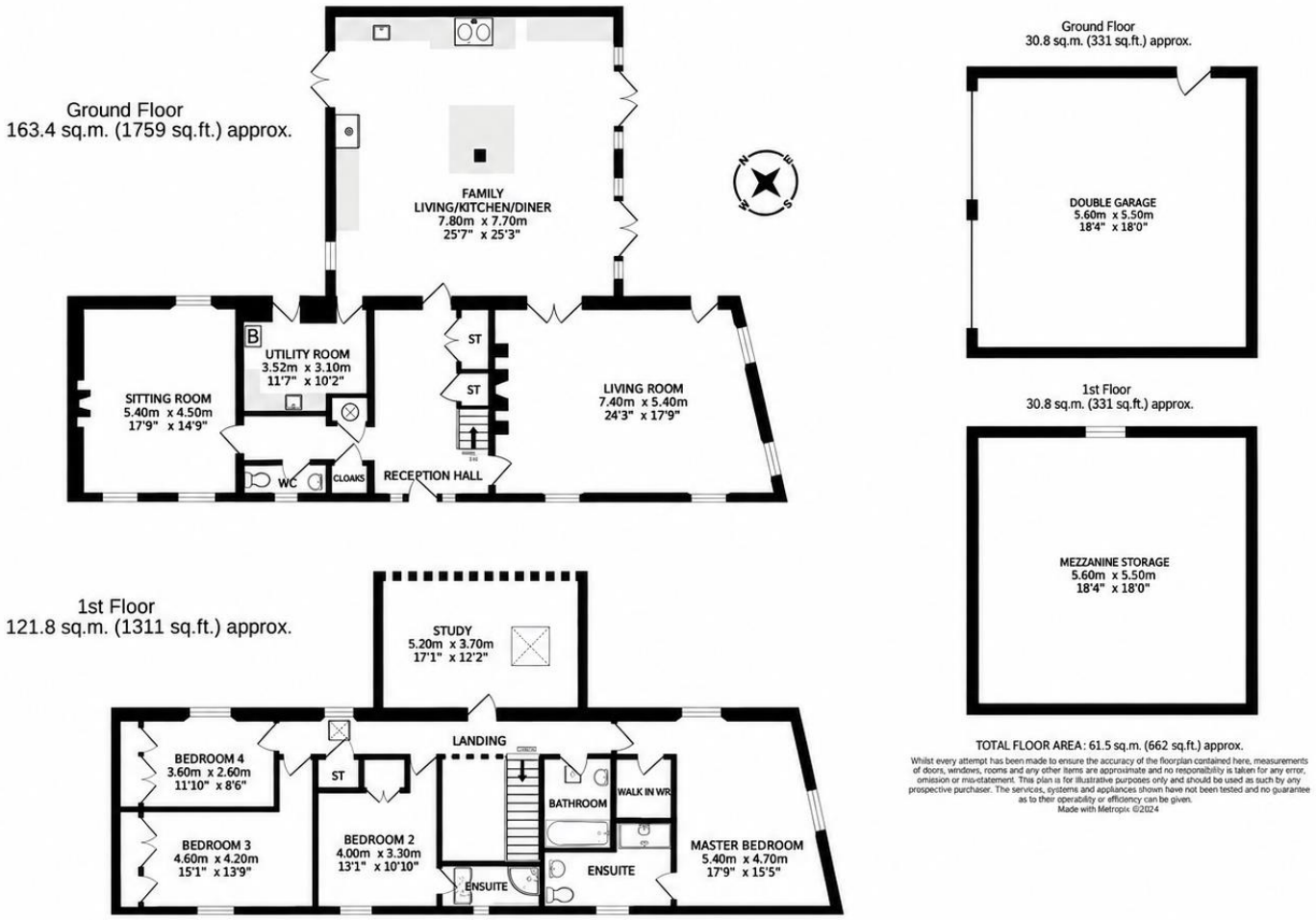









N
Pond
Pond
River Duckow
FB
Track
Track
Butterley Barns
Pond
59.7m
Duckow
Bridge
Weir
50.6m
HEYWOOD LANE
58.4



TOTAL FLOOR AREA : 285.2 sq.m. (3070 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.
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TOTAL FLOOR AREA : 61.5 sq.m. (662 sq.ft.) approx.

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