



## 6 Wilkesley Croft Heywood Lane, Wilkesley

£500,000 Freehold



Spacious and highly versatile living space with generous upper floor accommodation • Beautifully landscaped private rear garden, plus allocated parking for two vehicles and a detached garage • Set in an idyllic rural location, enjoying delightful far reaching views over open countryside • An exquisite barn conversion forming part of an exclusive development of seven properties • Finished to an exceptional standard with stylish interior and contemporary fittings, whilst retaining an abundance of character features



Your luxurious escape to the country! Converted in 2011, Butterley Barn forms part of an exclusive development of seven barn conversions set in the stunning rural area of Wilkesley near Audlem in Cheshire East, enjoying the peace and tranquility afforded by the delightful surroundings of the Cheshire countryside and farmland. The property is also a short drive from the nearby market towns of Nantwich and Whitchurch, plus within the catchment area of the highly regarded Brine Leas secondary school in Nantwich.

As you would hope but not always expect, the property retains an abundance of traditional and character features including exposed beams and trusses, plus a multi-fuel stove with a large exposed brick surround. The property comes with a vast array of facilities for your comfort and convenience including an LPG Gas central heating system providing all hot water and heating to radiators throughout the property, radiator thermostatic controls, two fully opening bi-fold doors with remote controlled thermal blinds to the kitchen/diner/family room, Airband fibre optic up to 900mbps and a contemporary kitchen featuring a range of wall and base units, complementary worktop surfaces, Belfast sink unit inset and integrated appliances including a Rangemaster Gas cooker with extractor hood above, microwave, refrigerator/freezer and dishwasher.

The immaculately presented accommodation is spacious throughout, enhanced by a stylish open-plan feel to the ground floor and high vaulted ceilings to the first floor. The ground floor accommodation comprises, welcoming dining hall with a staircase rising to the first floor, separate front lounge with a multi-fuel stove and a magnificent open-plan kitchen/diner/family room that enjoys a dual aspect with two bi-fold doors opening out to the rear garden making a great indoor/outdoor entertaining space. The ground floor accommodation is completed with a downstairs guest cloakroom/WC and a useful utility/boot room that is ideal for further storage and laundry.

To the first floor, there are three double bedrooms where the master bedroom benefits with an en-suite shower room in addition to the four-piece main family bathroom. Storage is well catered for with built-in wardrobes to the master and second bedrooms with ample space in each room for furniture and storage.

Externally, Butterley Barn boasts a lovely courtyard setting with an attractive front cottage style lawned garden and is approached via a private gravelled driveway with allocated parking for two vehicles. There is a detached garage with pedestrian side access, storage above and fitted with power, lighting and workbenches. The rear affords a beautifully landscaped, private garden offering a mixture of mature borders, laid to lawn and a patio seating area where an 'al fresco' dining lifestyle can be obtained. Outside is topped off with far reaching views over adjoining open countryside, plus a paved pathway with secure gateway access leading to the garage and parking area. Don't miss out on this fabulous home, contact our Nantwich office today to arrange a viewing!

**Square footage:** Ground floor (1000 square feet), first floor (600 square feet), Garage (230 square feet). Total (1830 square feet).

### Location

Wilkesley is a lovely rural area that lies on the border of the counties of Cheshire and Shropshire. The village of

Wilkesley is a lovely rural area that lies on the border of the counties of Cheshire and Shropshire. The village of Audlem is only a short distance away and offers an extensive range of amenities including, pubs and restaurants, church, post office, medical practice and a selection of independent shops. Further afield are the market towns of Nantwich, Whitchurch and Market Drayton, all offering a wider choice of amenities and facilities. The property is also in the catchment area for Brines Leas secondary school in Nantwich making it ideal for families with school bus routes nearby. The nearest train stations are located in Whitchurch and Wrenbury. The nearest airports are located in Manchester to the north and Birmingham to the south.

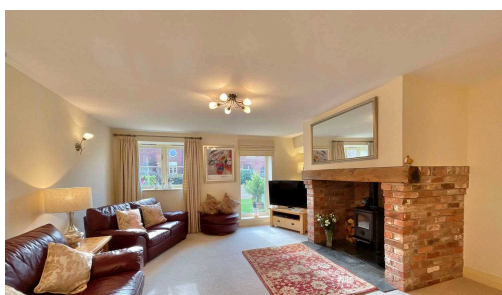


Luxurious country escape in Cheshire countryside with traditional features, contemporary kitchen, 3 beds, en-suite, landscaped garden, garage, parking. Stunning views, exclusive development, must-see! Contact Nantwich office for viewing. Council Tax band: E

Tenure: Freehold

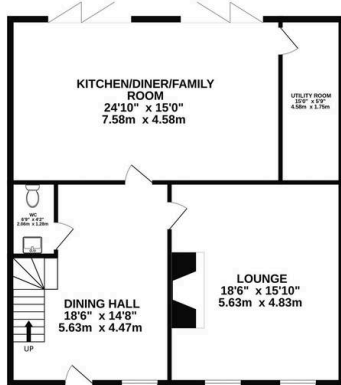
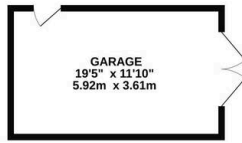
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

1ST FLOOR



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 Metropix ©2024



You can include any text here. The text can be modified upon generating your brochure.