



2 Butterley Barn, Heywood Lane, Audlem, CW3 0EX

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Offers In Region Of £500,000



- Superb Four Bedroom Barn Conversion
- Full of Character and Charm
- Peaceful Rural Location
- Close to Audlem Village

- Pretty Courtyard Setting
- Ample Parking Space and Single Garage
- Beautifully Presented Throughout
- EPC C, Council Tax Band E



Nestled in a truly rural location surrounded by countryside, yet within easy reach of the highly sought-after village of Audlem, this beautiful four bedroom barn conversion offers an idyllic blend of countryside charm and modern convenience. Set within a select courtyard development of just five barns, the property is immaculately presented throughout, showcasing a wealth of character, with exposed beams throughout. Offering a peaceful and serene setting, this stunning home provides a unique opportunity to enjoy countryside living without sacrificing convenience.

On the ground floor, the Entrance Hall with Cloakroom leads to the open-plan Kitchen/Diner, perfect for family living with door that opens onto the rear garden. A separate Utility Room provides additional storage and laundry space, while the spacious Lounge, complete with a log burner, offers a cosy space for relaxing or entertaining. Upstairs, the first-floor landing benefits from a vaulted ceiling, adding height and light to the upper floor. The Master Bedroom is equipped with a built-in wardrobe and a stylish En Suite Shower Room. Three further generously sized bedrooms offer ample space for family, guests, or a home office and these rooms are complemented by a modern Family Bathroom with contemporary fixtures and finishes.



Outside, the property is approached via a pretty courtyard, with off-road parking for several vehicles and a separate large double garage with automatic doors. The rear garden is an attractive outdoor space, featuring a paved patio, wooden pergola, and a well maintained lawn. The borders are filled with an assortment of mature shrubs, plants, and trees, creating a private and tranquil setting. Additionally, a timber shed provides useful storage.

This exceptional barn conversion combines modern comfort with timeless character and charm, providing the perfect opportunity to live in an idyllic rural setting, yet close to a thriving village community. With its beautifully presented interiors, attractive outdoor space, and thoughtful design, this property is ideal for those looking to enjoy the very best of country life in a highly desirable location.



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## LOCATION

The property is located in a truly rural location close to the thriving village of Audlem which is Cheshire/Shropshire border, full of character and with the Shropshire Union Canal running through it. Within the village are a number of local shops, cafes, pubs, a supermarket, Doctor's Surgery, Primary School, play area and the canal is great for walks and lunch at the pub on the tow path.

The busy market towns of Nantwich, Whitchurch and Market Drayton are all within easy reach, and offer you a wider choice of shops and facilities - with Shrewsbury, Chester and The Potteries being within commutable distance.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity and water are available. Oil fired central heating. Drainage via shared septic tank. We are advised that the septic tank is shared with the other four barns and the maintenance costs are split between the five barns. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## HOW TO FIND THIS PROPERTY

From Whitchurch take the A525 towards Nantwich. After approximately 3 miles turn right signposted Audlem, continue on for approximately 3.5 miles. As you enter Audlem village proceed then take the right hand turn into Green Lane signposted Market Drayton, continue on for approximately a mile then take the right hand turn into Heywood Lane where the entrance to the barns can be found after a short distance on the right hand side.

## LOCAL AUTHORITY

Council Tax Band E. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

## AGENTS NOTE

We are advised that the property is located within an area that has a potential chancel repair liability. This will be confirmed by solicitors during the pre-contract enquiries.

WH36974 2911181224



KITCHEN/DINER  
20' 2" x 10' 8" (6.15m x 3.25m)

UTILITY ROOM  
6' 4" x 4' 9" (1.93m x 1.45m)

LOUNGE  
18' 3" x 17' 2" (5.56m x 5.23m)

MASTER BEDROOM  
13' 2" x 12' 1" (4.01m x 3.68m)

EN SUITE  
7' 2" x 5' 6" (2.18m x 1.68m)

BEDROOM TWO  
10' 1" x 8' 9" (3.07m x 2.67m)

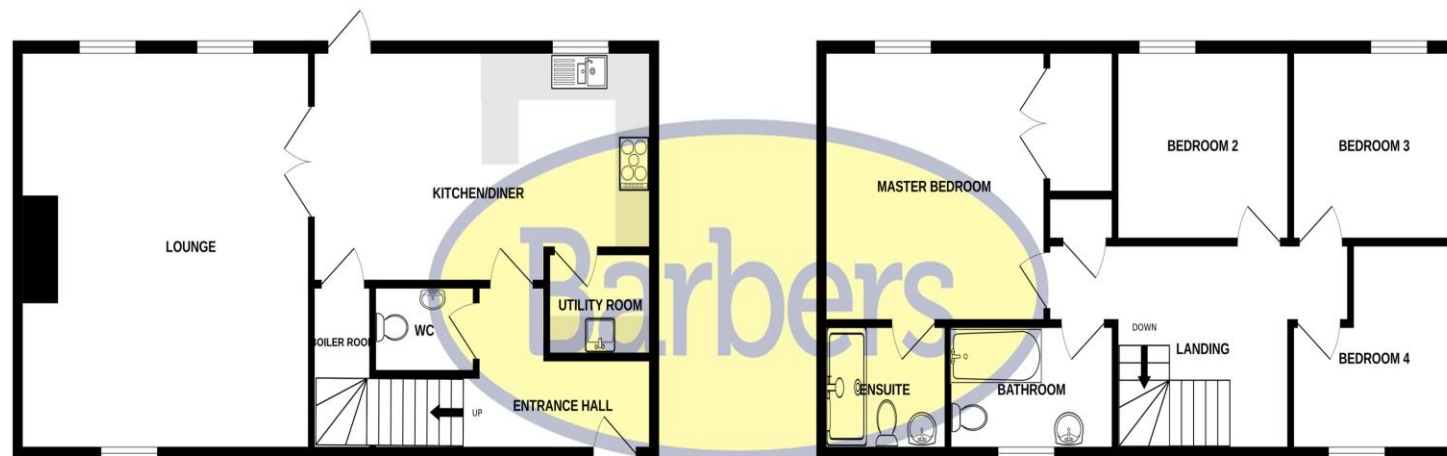
BEDROOM THREE  
9' 8" x 8' 9" (2.95m x 2.67m)

BEDROOM FOUR  
9' 7" x 8' 9" (2.92m x 2.67m)

FAMILY BATHROOM  
9' 6" x 5' 7" (2.9m x 1.7m)

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.  
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