



'THE HAYLOFT' | GOLDSMITH LANE | BURLEYDAM NEAR AUDLEM | SHROPSHIRE | SY13 4AN | £550,000



An Exceptional Four Bedroom Barn Conversion in an Exclusive Gated Setting

Nestled within an exclusive gated enclave of prestigious barn conversions and surrounded by glorious open countryside, this outstanding four-bedroom, two-bathroom semi-detached barn conversion seamlessly blends timeless rural character with luxurious contemporary living. Finished to an exceptional specification throughout, the property offers an enviable lifestyle in one of the area's most desirable countryside settings. Beautifully converted with meticulous attention to detail, the accommodation is both elegant and versatile, showcasing an abundance of natural light, generous proportions and a wealth of original character features complemented by premium modern finishes. The stunning open-plan living spaces provide the perfect environment for both relaxed family life and sophisticated entertaining, whilst the bespoke kitchen is appointed with high-quality cabinetry, integrated appliances and stylish finishes.

The first floor offers four beautifully presented double bedrooms, including a superb principal suite with a luxurious en-suite shower room, together with a beautifully appointed family bathroom finished to an equally impressive standard. Externally, the property continues to impress. The landscaped rear garden provides a wonderful private sanctuary, featuring an expansive lawn, attractive entertaining terrace, mature planting and raised vegetable beds, creating the perfect space for al fresco dining, family gatherings or simply enjoying the peaceful surroundings. The garden enjoys delightful views across the neighbouring countryside, enhancing the property's idyllic rural atmosphere.

Situated within a small collection of exclusive barn conversions behind secure gated access, the property enjoys a rare combination of privacy, security and community, whilst remaining conveniently positioned for excellent transport links, highly regarded schools and nearby market towns.

This is a truly exceptional home offering the perfect balance of character, luxury and countryside living – an increasingly rare opportunity that will appeal to discerning purchasers seeking a home of distinction. uPVC double glazed windows and doors throughout.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From Nantwich take the A530 Whitchurch Road, proceed through Broomhall & Aston to the locality of Burleydam. Just beyond Combermere Abbey turn left into Goldsmith Lane where the entrance to the stunning gated courtyard will be observed on the right hand side. The property will be observed opposite the entrance slightly to the right.

LOCATION – BURLEYDAM

Burleydam is a charming rural locality close to historic Combermere Abbey. Surrounded by stunning countryside there is a pretty country pub called The Combermere (within walking distance) with all other facilities including schools re within easy driving distance including Audlem, Whitchurch & Nantwich.

NEARBY 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:-

- Stunning semi-detached high-specification barn conversion.
- Exclusive gated development of only 8 prestigious conversions.
- Four generous double bedrooms.
- Principal bedroom with luxury en-suite & walk in wardrobe.
- Beautifully appointed family bathroom.
- Bespoke kitchen with premium integrated appliances.
- Elegant open-plan living and entertaining spaces.
- Wealth of original character blended with contemporary luxury.
- Landscaped gardens with extensive entertaining areas.
- Glorious countryside surroundings and rural views.
- Private, peaceful setting with excellent accessibility.
- Residents use of 2 acre communal paddock.
- A rare lifestyle opportunity in an exclusive countryside enclave.
- EV charger fitted.





THE ACCOMMODATION:-
 With approximate dimensions, comprises;

EXPANSIVE ENTRANCE - OPEN PLAN DINING FAMILY ROOM
 A welcoming and spacious entrance hall, beautifully presented with contemporary flooring and a central staircase rising to the first floor. Offering an immediate sense of space and quality, the hall provides access to the principal ground floor accommodation and sets the tone for the high standard of finish found throughout the property.
 A superb open-plan dining and family room, flooded with natural light courtesy of large glazed doors opening directly onto the rear garden and entertaining terrace. Offering ample space for both formal dining and relaxed everyday living, this versatile reception room creates the perfect setting for family gatherings and entertaining, whilst seamlessly connecting the indoor and outdoor spaces.





LIVING ROOM

A beautifully proportioned and characterful living room, showcasing an impressive exposed timber beam that reflects the property's barn conversion heritage. Bathed in natural light from multiple windows, this elegant reception room offers generous space for relaxing and entertaining. A stylish feature fireplace with an oak mantel creates an attractive focal point, while the tasteful décor and warm, inviting atmosphere combine to provide the perfect setting for comfortable family living.





BREAKFAST KITCHEN

A beautifully appointed breakfast kitchen, fitted with an extensive range of quality oak-fronted wall and base units complemented by polished granite work surfaces and a central island incorporating a breakfast bar. The kitchen is superbly equipped with a range of integrated appliances, including a ‘Rangemaster’ double oven and gas hob in kitchen plus built in coffee machine, extractor canopy and space for an American-style fridge/freezer. Finished with tiled flooring and enjoying excellent natural light, this impressive space provides the perfect hub for everyday family living and informal entertaining.





UTILITY / LAUNDRY ROOM

A practical and well-appointed utility room fitted with matching cabinetry and complementary work surfaces, incorporating a stainless steel sink and drainer with space and plumbing for both a washing machine and tumble dryer. Providing excellent additional storage and direct access to the rear garden, this functional space is ideal for everyday family living and helps keep the main kitchen free from household appliances.



CLOAKS WC

A stylishly appointed ground floor cloakroom, finished with contemporary travertine-effect tiling and fitted with a modern white two-piece suite comprising a low-level WC and wash hand basin with chrome mixer tap. Elegantly presented and conveniently positioned off the entrance hall, this practical guest facility complements the high standard of finish found throughout the property.





SPACIOUS FIRST FLOOR LANDING

A striking galleried first floor landing that beautifully showcases the character of the original barn, featuring an impressive vaulted ceiling with exposed timber beams and trusses. Filled with natural light and offering an excellent sense of space, the landing provides access to all four bedrooms and the family bathroom, creating an attractive focal point that perfectly reflects the property's unique blend of period charm and contemporary style.

FAMILY BATHROOM

A beautifully appointed family bathroom finished to a high contemporary standard, featuring stylish full-height travertine-effect tiling and a modern white suite comprising twin vanity wash hand basins, low-level WC and a shaped panelled bath with curved glazed shower screen and thermostatic rainfall shower over. Elegantly presented and thoughtfully designed, the bathroom provides a luxurious space for both everyday family use and relaxation.





MASTER BEDROOM SUITE:-

BEDROOM ONE

An impressive principal bedroom suite of generous proportions, beautifully showcasing the character of the original barn with its vaulted ceiling, exposed oak beams and rooflight, creating a wonderful sense of space and light. This elegant retreat comfortably accommodates a king-size bed with ample room for additional furnishings and enjoys a peaceful atmosphere. The suite is further enhanced by a spacious walk-in wardrobe providing excellent fitted storage, together with a stylish travertine tiled en-suite shower room, creating a luxurious and private sanctuary within this exceptional home.
(Loft space above master bedroom dressing room and en-suite).

WALK IN WARDROBE

ENSUITE SHOWER ROOM





BEDROOM TWO

A spacious and beautifully presented double bedroom, full of character with a vaulted ceiling and impressive exposed oak beams that celebrate the property's barn conversion heritage. Enjoying excellent natural light from a large window, the room offers ample space for freestanding furniture and provides a peaceful and inviting retreat, ideal as a generous guest room or family bedroom.

BEDROOM THREE

A delightful double bedroom enjoying an abundance of natural light and featuring a vaulted ceiling with exposed oak beams, adding warmth and character in keeping with the property's barn conversion origins. Well-proportioned and versatile, the room offers ample space for bedroom furniture.





BEDROOM FOUR

A well-proportioned and versatile fourth bedroom, enjoying excellent natural light and enhanced by a vaulted ceiling with an exposed oak beam, adding charm and character synonymous with this impressive barn conversion. Currently arranged as a bedroom with a study area, the room is ideally suited as a child's bedroom, guest accommodation or a dedicated home office, offering flexibility to suit a variety of lifestyle requirements.

EXTERIOR

The beautifully landscaped rear garden provides an exceptional extension of the living accommodation, offering a wonderful balance of relaxation, entertaining and family-friendly space. Predominantly laid to lawn and bordered by mature planting, raised timber vegetable beds and established shrubs, the garden enjoys a delightful sense of privacy whilst taking full advantage of its idyllic countryside surroundings. A generous sun terrace creates the perfect setting for al fresco dining and outdoor entertaining, with ample space for seating. The lawn provides plenty of room for children to play, while the productive raised beds offer an attractive kitchen garden for those with a passion for home-grown produce. Parking for 4 cars, plus more within the communal courtyard make parking a breeze plus the property is fitted with an EV charger. A particular highlight of the property is the outstanding detached garden building, constructed to a high standard and offering superb versatility. It provides an ideal space for a home office, studio, gym, hobby room, games room or creative workspace, perfectly suited to modern lifestyles and those seeking flexible accommodation away from the main house. Combining generous outdoor space with practical versatility and picturesque surroundings, the garden perfectly complements this exceptional barn conversion, creating a peaceful countryside retreat designed for both everyday living and effortless entertaining. New garden shed and separate security shed. Residents within the enclave have the benefit of access from their own gardens to the 2 acre surrounding communal paddock, making this a fantastic unique opportunity indeed.

GARDEN BUILDING / OFFICE / HOBBY ROOM

With electricity and lights, insulated floor and roof.





EPC RATING: TBC

COUNCIL TAX BAND: F

SERVICES

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

LPG central heating. Private drainage (septic tank).

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.

Residents Management Company with nominal monthly charge of: £TBC for the maintenance of communal areas (including hedge cutting, lighting, electric gates etc).

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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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.

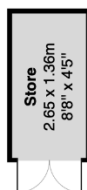






Garden Shed

Floor Area: 5.2 m² ... 56 ft²



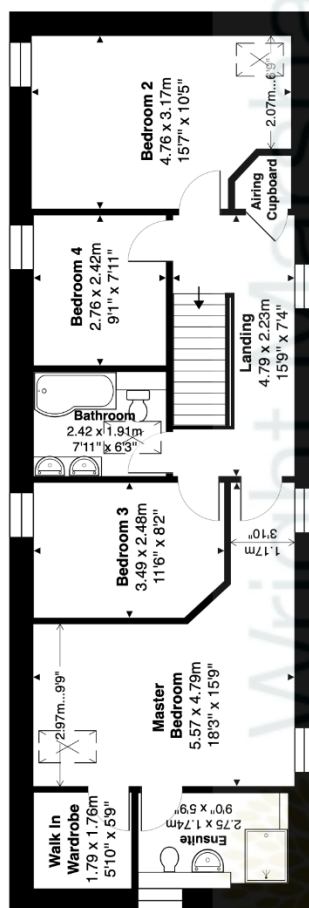
Store

Floor Area: 3.6 m² ... 39 ft²



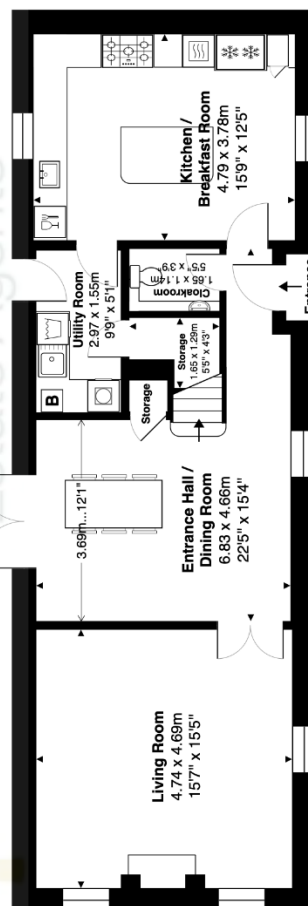
Garden Room / Gym

Floor Area: 15.5 m² ... 167 ft²



First Floor

Floor Area: 74.7 m² ... 804 ft²



Ground Floor

Floor Area: 73.1 m² ... 787 ft²

THE HAYLOFT, GOLDSMITH LANE, BURLEYDAM, CHESHIRE, SY13 4AN

All Building Parts Approximate Gross Internal Area: 172.1 m² ... 1852 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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