



1 Butterley Heyes Horsley, Eccleshall

£695,000 Freehold



A charming, spacious, single-storey, L shaped barn conversion with recent updates and located only one mile out of the buzzing town of Eccleshall! • With four great sized bedrooms, three bathrooms and excellent reception space this home offers plenty of room to relax and unwind. • Along with a private rear garden this home comes with 1.43 acres of land that sits directly opposite the conversion, there is a stable, productive veg area and poly tunnel. • An integrated garage, front driveway and space on the opposite land makes parking a breeze! • Located just a mile out of Eccleshall enjoy rural living and scenic walks while still being in excellent distance of the fantastic amenities, schools and travel links that the town offers.



Like butter wouldn't melt, Butterley Heyes will capture your heart the moment you lay eyes on it! This charming barn conversion is as smooth as butter, offering character, comfort and a generous helping of charm. Nestled in the heart of what was once a bustling farmyard, this L-shaped, single-storey beauty sits alongside just two other barn dwellings and has been freshly updated for a move-in ready experience.

Park up on the driveway and step inside, right into a warm, welcoming entrance hall/boot room that sets the tone for the rest of the property. Exposed beams? Oh, they're everywhere, adding that rustic, original charm throughout. Straight ahead, you'll find the utility room, complete with a walk-in larder for all your storage needs. To the left, the first bedroom awaits, offering space for a peaceful retreat or a stylish second reception room. With an ensuite, dual-aspect windows and easy access to the integrated garage, it's the perfect blend of function and style. Need a separate space for multigenerational living? This room's got you covered, offering private access to the outdoors and its very own bathroom. Back in the entrance hall, wander through to the heart of the home, the open kitchen/diner. Imagine yourself cooking up a storm in this culinary haven, where pale green cabinetry pairs perfectly with the window frames. It's spacious enough for any dinner party or intimate family meal. And when the meal's done, flow seamlessly into the living room through a glass-panelled door, where you'll find a Clearview wood burner and French doors out to the enclosed rear garden. Down the hallway, the final three bedrooms and bathrooms await. The second bedroom is an absolute dream, currently serving as the principal bedroom, with more dual-aspect windows, a skylight and room for a king-sized bed. Bedrooms three and four are equally generous, with the third featuring its own ensuite. The newly fitted family bathroom offers a walk-in shower, full bath, WC, sink and heated towel radiator, just what you need to feel right at home.

Now, let's talk spread... Outside, the rear garden is a little slice of heaven with lawns, shrub borders, perennials and a gazebo, all set for you to enjoy. The front driveway offers ample parking, plus an integrated garage with access from both the exterior and the first bedroom. But wait, there's more! Opposite the house, you'll find 1.43 acres of land for you to work your magic. A stable, a field, hardstanding for a horsebox, extra parking and even a productive patch for growing veggies, fruit trees and a poly tunnel. It's like the butter on your toast, but bigger!

Located just one mile out of Eccleshall enjoy rural living and lovely local walks while still being close to the excellent amenities, schools and travel links in the town. Butterley Heyes is your recipe for the perfect home, come and see it for yourself! Give us a call today to book your viewing and make life as easy as a Sunday morning!



Charming barn conversion with character and modern updates. 4 bedrooms, spacious kitchen/diner, living room with wood burner, enclosed garden, garage and 1.43 acres of land. Rural living near Eccleshall. Viewing essential at 1 Butterley Heyes!

Council Tax band: E

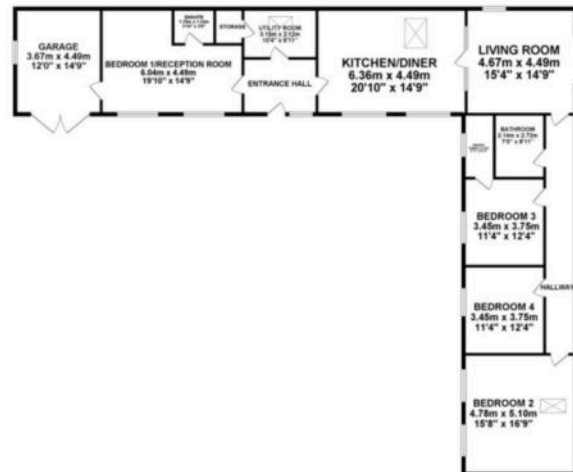
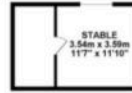
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR 199.91 sq. m.
(2151.81 sq. ft.)



TOTAL FLOOR AREA: 199.91 sq. m. (2151.81 sq. ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, roads and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any proposed purchase. The survey, scheme and layout are shown as best as can be ascertained and no guarantee is given for their accuracy or otherwise. The plan is made with reference to the plan.



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

01785 851886