



3 Balterley Court, Balterley

£725,000



Stylish barn conversion blending modern country design with retained character features, including exposed oak beams, throughout. • Bespoke hand-painted wooden kitchen with high-end integrated appliances and Quooker boiling tap (with Cube for filtered chilled and sparkling water). • Spacious living room with log burner and French doors opening onto a patio for seamless indoor-outdoor living. • Luxurious principal suite with spacious dressing room, spa-like ensuite including freestanding bath, vanity storage and dual-head rainfall shower. • Private landscaped cottage garden with pergola-covered seating area, raised patio and hot tub, creating a serene outdoor retreat. • Uninterrupted views across the Cheshire countryside throughout.



Tastefully renovated by the current owners, this impressive four-bedroom barn conversion in Balterley beautifully marries striking modern country design with the character and charm of its original agricultural roots, creating a home that feels both stylish and full of personality. Tucked away and approached via a long, beautifully maintained beech tree-lined avenue, the property enjoys a wonderfully secluded setting away from passing traffic. With resident parking positioned just outside, the homes overlook a charming central courtyard and green, unobstructed by vehicles.

The ground floor offers a superb sense of space and flow, centred around a generous entrance hall that doubles as a welcoming reception room. This space features bespoke boot room storage and flexible under stairs storage solutions, making it as practical as it is inviting.

Double solid-oak doors lead into a stunning living room, perfect for relaxed evenings and entertaining guests. This calming space features a log burner, adding warmth and character, while French doors open out onto a patio area, seamlessly connecting indoor and outdoor living.

The light-filled kitchen and breakfast room is a true highlight, featuring a bespoke, hand-painted design by local company Puddled Duck Kitchens, combining craftsmanship with contemporary styling. The space has been thoughtfully designed for both practicality and entertaining, with built-in seating that cleverly incorporates storage beneath. A generous island offers additional seating with practical storage solutions and hidden sockets. Recessed lighting, stylish display shelves, a worktop pantry and larder cupboard, all add to the luxurious feel of this stunning space, which is finished with sleek suede Silestone Quartz worktops.

The under-mounted double Belfast sink, which overlooks the garden, is fitted with a premium Quooker multi-function tap, offering boiling, chilled, and sparkling water options. A true cook's kitchen, integrated appliances include a Rangemaster oven, dishwasher, microwave, full-length fridge and full-length freezer, as well as a wine fridge, creating a sleek and fully equipped culinary space.

A separate utility room enhances the home's practicality, offering space for both a washing machine and dryer, along with full-height, flexible storage stretching along one wall. Boot room style bench seating and a panelled coatrack provide practical storage – perfect for kicking off muddy boots after a long walk across the fields to Betley from your back gate.

A dedicated office or study with abundant modular storage, serviced by ultrafast fibre broadband, provides an excellent work-from-home environment, and a conveniently placed WC completes the ground floor.

Upstairs, a galleried landing with striking original beams enhances the sense of openness and architectural interest, offering spectacular views of the back garden and uninterrupted Cheshire countryside beyond. A well-situated snuggle chair takes full advantage of this view and provides a perfect spot for a morning coffee or a good book.

The principal bedroom suite is a luxurious retreat, featuring a generous dressing room and a sumptuous ensuite

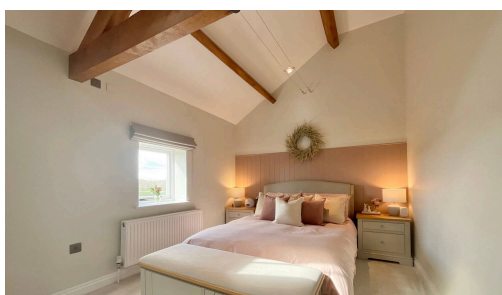


Stunning four-bed barn conversion in Balterley with modern country style, luxury kitchen, spacious living, home office, garage, hot tub, south-facing garden, and excellent transport links.

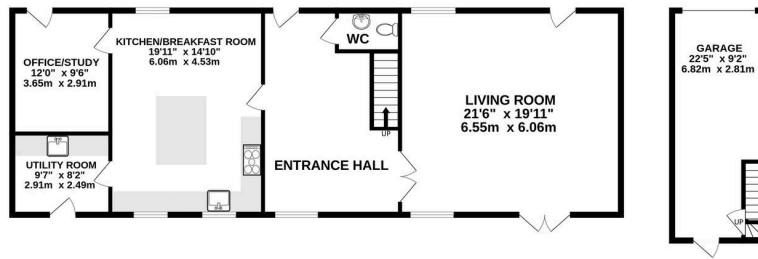
Council Tax band: F

EPC Energy Efficiency Rating: D

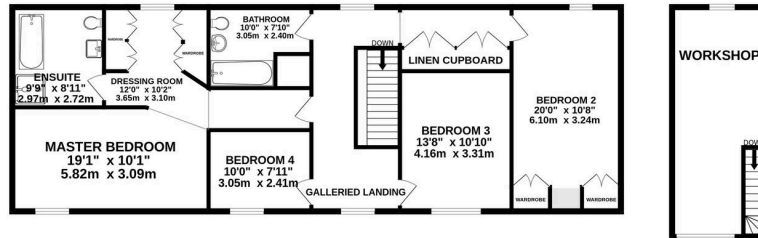
EPC Environmental Impact Rating:



GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



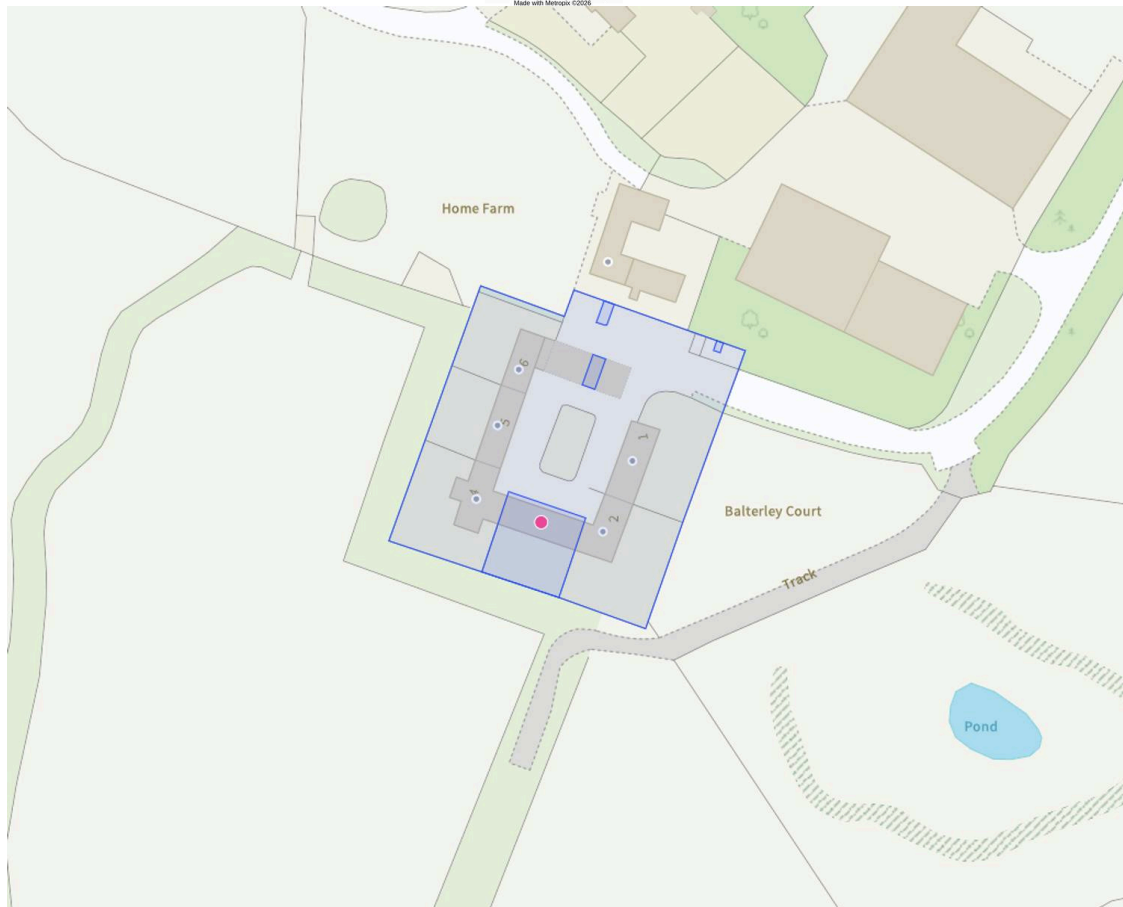
1ST FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



TOTAL FLOOR AREA: 2767 sq.ft. (257.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 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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