

Lewis  
King



Byley Lane, Middlewich, CW10 9LN

**£2,600** Per month





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# Byley Lane

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- Stunning Barn Conversion
- South Facing Garden
- Council Tax Band F
- Easy Access to M6 Motorway
- Large and Bright Accommodation
- Panoramic Countryside Views
- Available February 2026
- Close to Middlewich and Holmes Chapel Town Centres
- Three/Four Bedrooms
- Ensuite and Family Bathroom

Beautifully presented and found in a semi-rural location with far reaching views over open countryside, this detached barn conversion is really something and is sure to be snapped up quickly! Boasting bright and open accommodation with plenty of flexibility to suit the modern family's needs, the property is also found a short distance from both Middlewich and Holmes Chapel town centres and enjoys easy access to the M6 motorway.

Accessed via a gated gravel driveway there is off-road parking in abundance with the south-facing rear garden accessed by another gate ensuring a secure setting to appreciate the panoramic views over the surrounding countryside. Entered through the front door you will find yourself in a large dining room with French doors leading out the garden in the centre of the property with access off to a ground floor WC, a spacious sitting room, and a huge breakfast kitchen complete with integrated washing machine and dishwasher and an electric range cooker.

On the first floor each room displays plenty of the properties original character with exposed beams and high ceilings and all enjoy spectacular views over the surroundings. The master bedroom is large enough to accommodate plenty of furniture and includes a range of fitted wardrobes and access off to a shower-room ensuite. The second bedroom is also a large double with fitted wardrobes and has been recently partitioned to create an additional space off it which would make excellent use as a fourth single bedroom, nursery, or home office space. The accommodation is then completed by a single large single bedroom and a four-piece suite family bathroom complete with free-standing bath and separate walk-in shower.

To the rear of the property there is excellent storage space in the form of a detached double garage and additional large garden shed, plus a patio seating area and extensive lawn with a high hedge border around the property ensuring privacy.



## Ground Floor

**Dining Room** 16'0" x 16'8" (4.9 x 5.1)

**Lounge** 12'9" x 16'8" (3.9 x 5.1)

**Kitchen/Breakfast Room** 13'9" x 16'8" (4.2 x 5.1)

## First Floor

**Master Bedroom** 13'9" x 16'8" (4.2 x 5.1)

**Ensuite** 4'11" x 5'10" (1.5 x 1.8)

**Bedroom Two** 10'2" x 10'2" (3.1 x 3.1)

**Office Space** 10'2" x 5'10" (3.1 x 1.8)

**Bedroom Three** 13'1" x 5'10" (4 x 1.8)

**Family Bathroom** 11'1" x 6'10" (3.4 x 2.1)

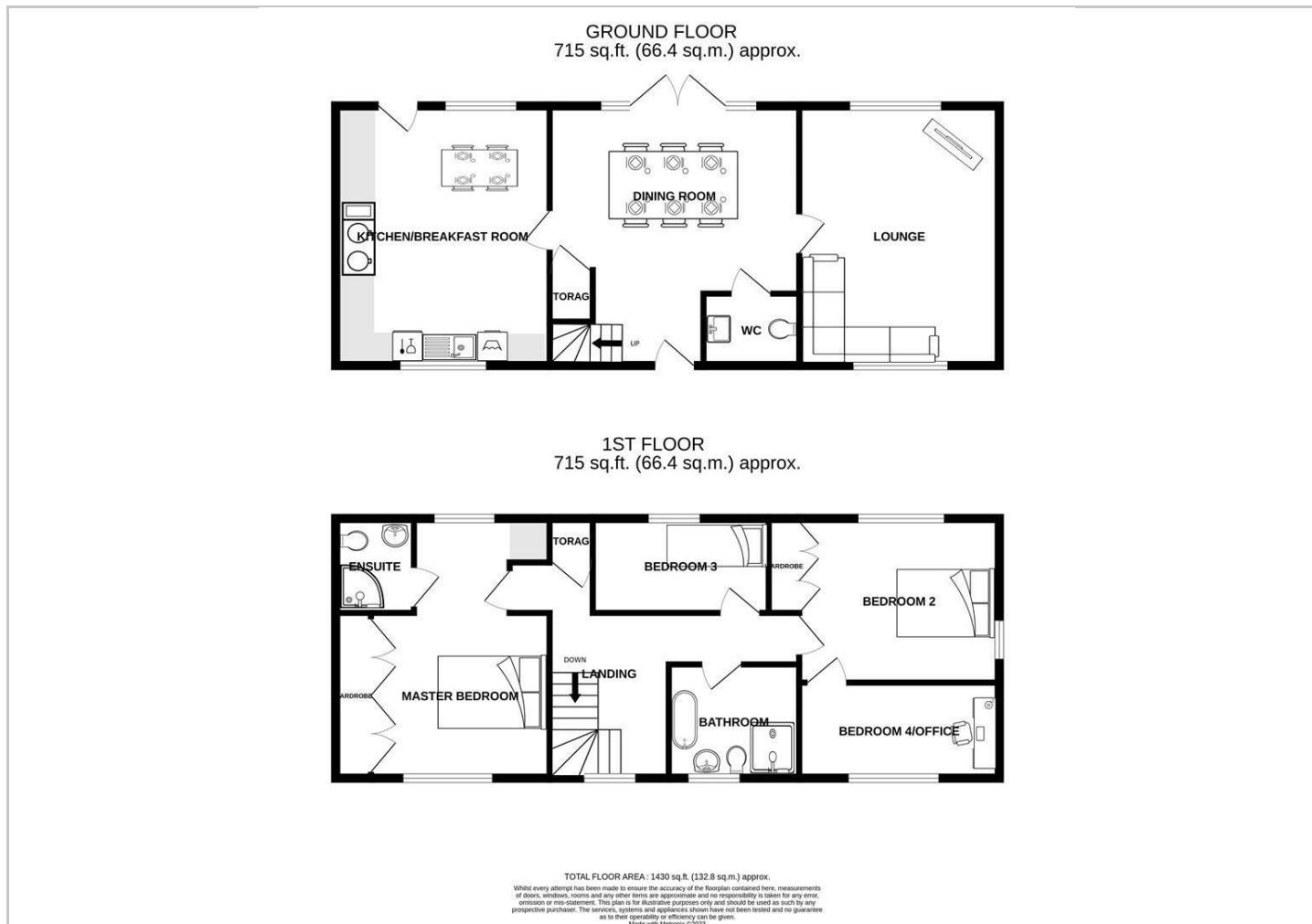


## Directions





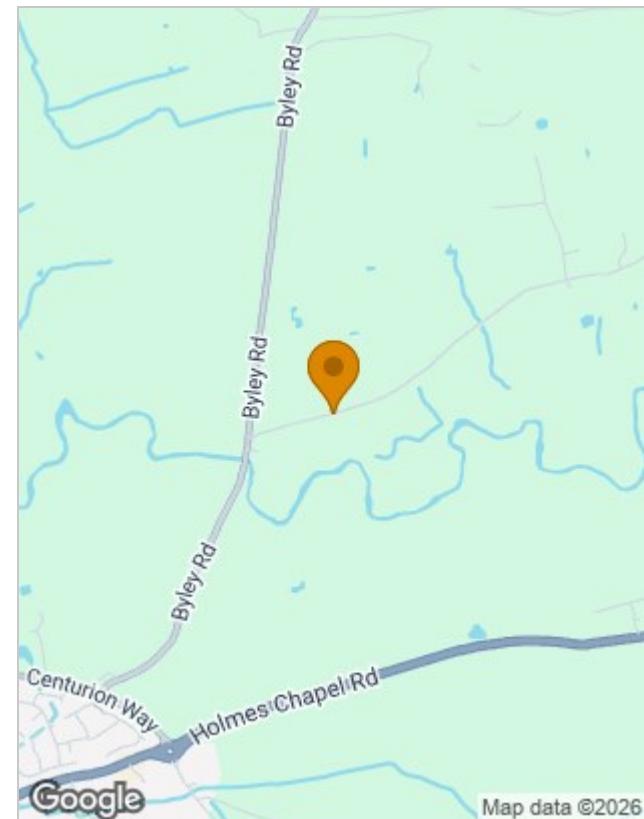
## Floor Plans



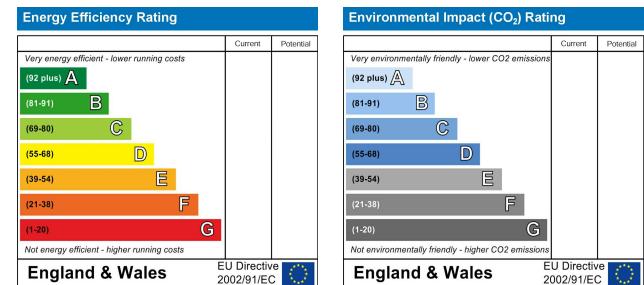
## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.