



One Brine Hall Barns
Coole Lane | Coole Pilate | Nantwich | Cheshire | CW5 8FP

ONE BRINE HALL BARN



The prestigious Brine Hall Barns is a luxury private gated development with far-reaching views over the rolling Cheshire countryside, moments from beautiful Audlem and historic Nantwich. This exquisite four-bedroom barn conversion is a masterpiece of countryside living with contemporary styling. With no light pollution and stunning sunsets that paint the sky, this barn conversion offers a lifestyle as serene as it is sophisticated.



STEP INSIDE

Step through the main entrance door into a welcoming hallway that sets the tone for the home. Bathed in natural light, defined by original beams, a feature Cheshire brick wall, and a striking oak and glass staircase.

With cosy underfloor heating throughout the ground floor, stunning engineered oak flooring has been laid in the dining room, while ceramic tiled flooring flows from the reception hall through to the cloaks, laundry, and kitchen.

The kitchen is a beautifully designed space with a long central island, high-end appliances, and a bespoke banquette seating area — ideal for family gatherings, informal dining, or entertaining. French doors open directly onto the southwest-facing patio and gardens, blending indoors with out. A large utility room and guest cloakroom complete the practicality.

The formal dining room is cosy and perfect as a snug, playroom, or cinema room. A feature Cheshire brick fireplace takes centre stage in the sitting room, with windows looking out to the courtyard and southwest gardens. A door leads directly to the patio. Original beams showcase the home's heritage while embracing modern elegance.





SELLER INSIGHT

“ From the moment we discovered Brine Hall Barns, we knew it was the perfect home for us. Even without a roof, the character of the building shone through, with its exposed beams, rustic brickwork, and expansive open spaces that offered all the charm of a barn conversion with the feel of a contemporary new build.

Having the opportunity to influence the layout made the space truly work for our family especially with teenagers who insisted on their own bathrooms, leading to the creation of multiple en-suites. The heart of the home is undoubtedly the kitchen, where the large central island forms a welcoming hub for daily life, as well as lively gatherings with family and friends.

The location combines countryside tranquillity with easy access to vibrant local communities. Nantwich, with its food and music festivals, is just minutes away, while the picturesque village of Audlem, a pleasant 30-minute canal-side walk, offers charming cafés, restaurants, and bars.

Summers at the barn are particularly memorable. Evenings are often spent on the patio, watching spectacular sunsets, listening to the gentle sounds of sheep in the surrounding fields, and enjoying the abundance of wildlife. With no light pollution, starlit skies provide a stunning backdrop, while pheasants, hedgehogs, house martins, and bats bring the landscape to life. A special delight for our daughter was watching spring lambs play in the fields from her bedroom window.

Over the past nine years, we have lovingly developed the paddock into a charming cottage garden, complete with wildflowers, a fruit and vegetable patch, and peaceful areas to enjoy the outdoors.

Brine Hall Barns also offers a wonderful sense of community, with neighbours coming together throughout the year, especially at Christmas and Bonfire Night.

Now, with our children grown and making their own way, we are excited to begin a new chapter in the Cotswolds leaving behind a home that has brought us immense joy, and ready to welcome its next custodians.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Upstairs, the first floor is filled with natural light. The principal suite offers a sanctuary with a striking round window, luxurious en-suite shower room, and walk-in dressing room. Two guest bedrooms each enjoy private en-suites, while a fourth bedroom overlooks the courtyard. A beautifully appointed family bathroom with a freestanding bath completes the home.

This is a house that marries character, craftsmanship, and contemporary luxury in perfect harmony.













STEP OUTSIDE

Brine Hall Barns was once stock barns to the nearby Cheshire farmhouse. Developed only nine years ago by an award-winning local builder who understood the importance of community and privacy.

Numbers 1 & 6 share the first electric entrance gate and gravelled driveway, while the remaining four barns share a second gate and communal driveway with extra visitors' parking. At the heart of the development lies a beautifully landscaped courtyard with topiary, sculpted box hedging, and subtle uplighting.

One Brine Hall Barns has a stunning detached double oak garage with parking. Styled like a stable barn, it includes generous storage above — with potential (subject to planning) for conversion into a home office, gym, or guest annexe.

The southwest-facing gardens are easy to maintain, arranged into flower beds, veg and herb patches, and lawns. The patio enjoys sunshine by day and incredible sunsets by night. The gardens overlook open farmland, with no light pollution — just oak trees, sunsets, and starlit skies.









LOCATION

Brine Hall Barns enjoys a superb location just three miles from Audlem, a conservation village famed for its charm, schools, doctors, church, and thriving community. Audlem offers independent shops, cafés, pubs, and village events including “Party on the Park” and the Festival of Transport.

Nearby Nantwich is a historic market town with medieval architecture, black-and-white timber buildings, and cobbled streets. It hosts St Mary’s Church, Queen’s Aid House, and the acclaimed Nantwich Museum. Nantwich also has a thriving food festival each September.

The area balances heritage with convenience: markets, riverside walks, boutique shops, cafés, countryside trails, golf, equestrian activities, and excellent schools.

For travel, the A500 links to the M6, while Nantwich station offers services to Manchester and Shrewsbury. Crewe station, just 8 miles away, provides high-speed links to London, Birmingham, Liverpool, and beyond.





INFORMATION

Services – The property is connected to mains water and electricity. There is oil fired central heating and private drainage via a septic tank (maintenance service charge applies).

Mobile Phone Coverage – 4G and 5G mobile phone coverage is available in the area. We advise you to check with your current provider.

Broadband Availability – FTTP Ultrafast Broadband is available in the area. We advise you to check with your current provider.

Construction Type – Standard

Local Authority – Cheshire East

Property Notes - There is a monthly service charge. Please contact us for more information.

Tenure: Freehold | **EPC:** C | **Tax Band:** F

Viewing Arrangements

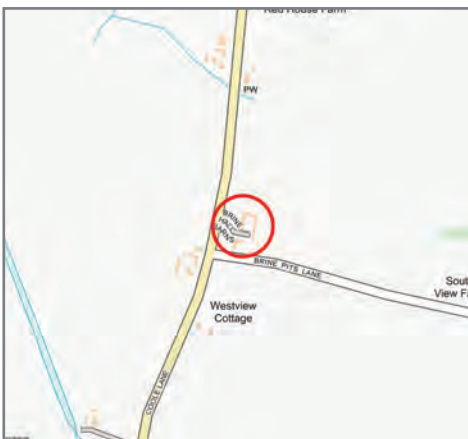
Strictly via the vendors sole agents Fine & Country on 01829 470 480

Website

For more information visit: <https://www.fineandcountry.co.uk/chester-nantwich-and-tarporley-estate-agents>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



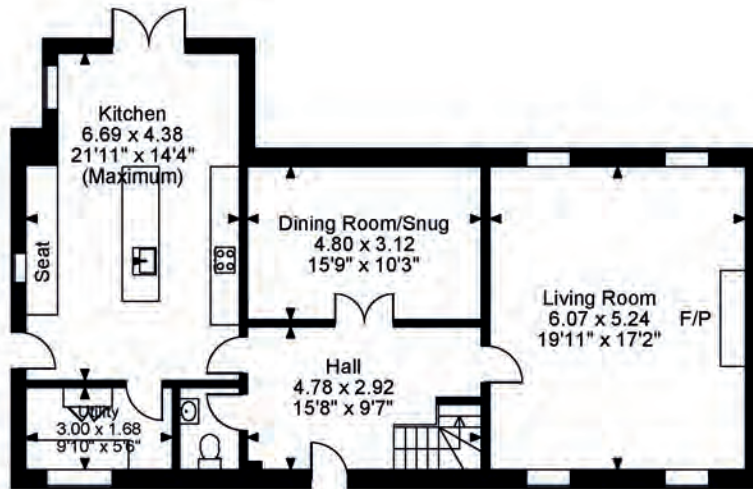
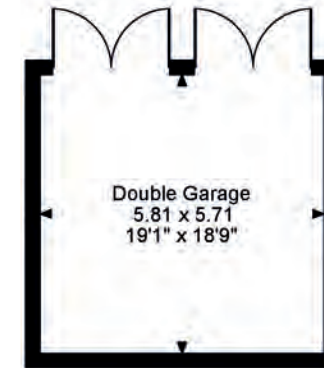
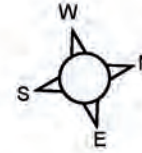
Brine Hall Barns, Coole Lane, Coole Pilate, Nantwich

Approximate Gross Internal Area

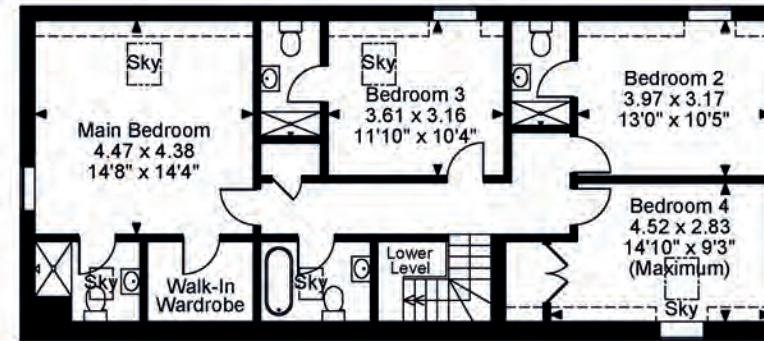
Main House = 1983 Sq Ft/184 Sq M

Garage = 357 Sq Ft/33 Sq M

Total = 2340 Sq Ft/217 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 10.10.2025





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*We value the little things
that make a home*



CAROLINE BATE PARTNER AGENT

Fine & Country Chester, Nantwich and Tarporley
+44 (0)7526 751 973
email: caroline.bate@fineandcountry.com

Following a successful management career with British Airways and mega yachts, my global and entrepreneurial journey transitioned to property in 2006 where I re-trained in Interior Design at the prestigious KLC School of Design, Chelsea. Founding a property and British manufacturing business while honing expertise in new business development, marketing, and key account management.

Propertymark ANAEA Level 3 member, I specialise in working with high-net-worth clients, seamlessly blending luxury interior design with prime residential property sales. At Fine & Country, we leverage world-class marketing and film production with an extensive global network of over 300 offices, buying agents, and City investors, I optimise opportunities for clients selling, buying, or investing in the premium property market. Within our supplier network, we have outstanding collaborations with industry professionals from property staging, the legal selling process to removals. As your Independent partner agent we don't work the normal 9-5, we understand that selling, buying and moving home can be stressful and we are there every step of the way to hold and guide your hand.

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THE FINE & COUNTRY
FOUNDATION

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Fine & Country Chester, Nantwich and Tarporley
Chester Business Park, Herons Way, Chester, Cheshire CH4 9QR
+44 (0)7526 751973 | caroline.bate@fineandcountry.com

