



KINGSLEY
Sunnyside





“You really feel the sense of being in the middle of the countryside.”

Light-Filled Living

A cherished family home, Sunnyside, a former barn was converted by a local builder in 1989. Ahead of the trend, Sunnyside, with its 22 windows in total, confounds traditional expectations of barn conversion living; a home filled with light, sense its warm embrace immediately upon arrival.

Parking is plentiful, with a large gravel turning circle overseen by an elegant fountain at its centre, a triple garage also comes replete with a handy workshop-storage facility.

A handy porch offers a useful space for the doffing and donning of coats and shoes, opening up into the entrance hall beyond. Ahead, the cloakroom is convenient for visitors and guests, elegantly tiled to reflect the abundance of light that flows throughout this home.





Follow the Flow

Entertain with ease in the formal dining room, sociably situated toward the centre of the home and to the left of the entrance hall. Soft greys and crisp whites delineate the décor throughout the home, creating a light and inviting palette. Full height windows feature in several of the rooms, ensuring that every space is filled with light.

A home with fantastic flow, the dining room links seamlessly to the lounge, where windows to three sides flood the room with light. Spacious and serene, silvery-grey carpet is cosy underfoot, whilst the stone surround with designer LPG fire adds to the brightness of the room. Lights beneath the lip of the fireplace and attractive overhead beams add a comforting warmth. Five large windows all provide views of trees and greenery, with two sets of patio doors offering instant access out to the garden, where the fish pond, fountain, summer house and willow tree can all be found.



Savour the Moment

Returning through the home, make your way into the breakfast kitchen. Awash with light once more, the gleaming worktops and lightly toned flooring amplify the natural light that streams in through the myriad windows.

Dine at the breakfast table, with views out over the attractive turning circle with its feature fountain or gather around the sociable central island as dinner is prepared. Currently furnished with a large Rangemaster cooker, and with dishwasher, vegetable basket storage, 1.5 sink, and ample storage space in the painted cupboards (pale blue at ground level and cream above).

There is also a handy utility room with further storage space, plumbing for a washer and dryer and also housing the oil-fired central heating boiler.

From the dining room modern oak and glass stairs lead up to the large landing, where light streams in through windows, which include a quaint porthole window.





Sweet Dreams

Opening up to the left is a great sized double bedroom, where treetop views of the garden and countryside are provided by windows to two sides. A comfortable guest bedroom, it is served by a modern shower room, recently fitted and furnished with walk-in shower, WC and a contemporary wash basin with black tap.

To the left of here discover bedroom three, another light and welcoming double bedroom, overlooking the rear garden. This bedroom is carpeted underfoot and features its own wash basin, which is useful when guests come to stay.

Storage is available in the airing cupboard along the landing.

Soak away the aches in the large, modern, family bathroom, where a large, freestanding bath, with showerhead attachment, is elevated on a plinth. There is also a separate, walk-in shower with glass screen, alongside a WC, bidet, wash basin and heated towel radiator. Alcove shelving offers ideal storage for rolled or folded towels, whilst the deep barn window provides beautiful views out over the garden.

Formerly serving as a study, bedroom four is a versatile room, perfect for visiting relatives or it could be ideal as a nursery.



“When you wake up in the morning all you see through the window is trees. You know the seasons by the trees, whether they are in blossom or in full leaf, it’s beautiful.”

Brimming with storage is the master bedroom, tucked away at the end of the landing. Ivory carpet adds to the light, bright feel of this serene room, where large windows draw the outdoors and views of the garden in. Fitted wardrobes provide so much storage. Start the day with a rejuvenating shower in the ensuite, which also has a convenient shelved cupboard, with space below for a linen basket.



Garden Escapes

Outside, discover a garden that has been lovingly sown and grown from scratch by the current owners. A miniature parkland, on a scale for personal enjoyment, the many different ‘garden rooms’ allow you to move about from one space to another, enjoying the garden in a variety of ways.

The summerhouse is the perfect place in which to enjoy afternoon tea and admire the garden even on chillier days.

Raised beds, perfect for planting cut flowers, or growing your own, add to the interest and diversity of the garden, whilst the pond is a natural haven for wildlife.

Mature trees – with a few rarer specimens - are a draw for nature and showcase the changing seasons, with the aroma of the lilac tree heralding the arrival of summer.





Out and About

Nestled in the heart of the Cheshire countryside, walks abound from Sunnyside. Pull on your walking boots and head out of the door and up Mill Lane, where footpaths extend deeper into countryside, down by the river and along the canal network; the surrounding area is a real dog-walker's paradise.

Sunnyside is ideally situated for commuters, retaining great connections to the road networks. From the peace and tranquillity of this rural setting, Sunnyside is perfectly placed for access to motorways for travel across the country for work, whilst local rail links connect you from Frodsham to Chester, North Wales, Manchester, Runcorn and Liverpool.

Meanwhile, you can pick up a connection to London, Crewe and Liverpool from the station at Acton Bridge. From nearby Hartford, there are links to a number of the above destinations and additionally to South Wales and Birmingham. Such excellent road and rail links provide easy access to several regional airports including Manchester Airport and Liverpool John Lennon Airport.

"You can always get to wherever you need to be."

Just a short drive from Sunnyside are the retail outlets and leisure facilities of Cheshire Oaks and Ellesmere Port, with the neighbouring towns and villages of Frodsham and Northwich also close by.

With a wide range of independent and state schools within a short drive, there are also two village primary schools in Kingsley itself; Kingsley St John's and Kingsley Community Primary and Nursery School, whilst Crowton Christ Church C of E and Norley Church of England School are also nearby.

Enjoy an afternoon watching sport in the sunshine, with the village cricket club just a short walk away down the road.

An idyllically situated and cherished home, Sunnyside, a warm home that wraps itself around you, is ideal for those who enjoy being with family, friends or who simply love to entertain.

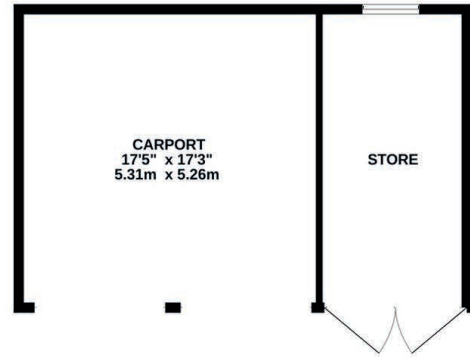
"It's a home full of love and joy."

** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. **

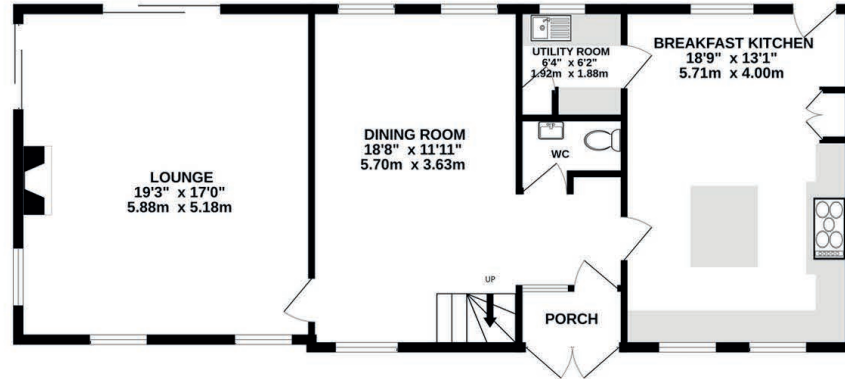




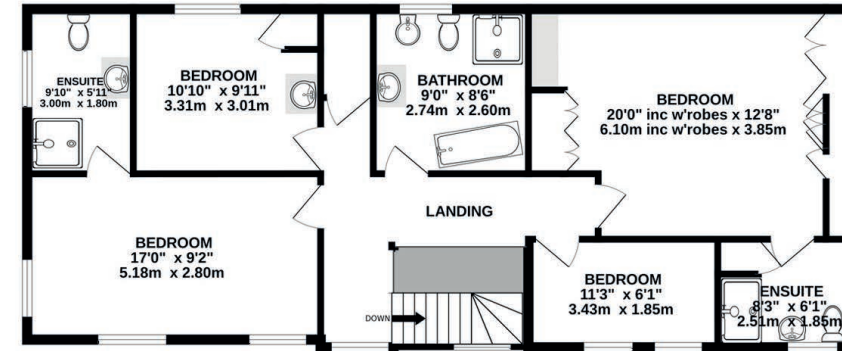
OUTBUILDING
448 sq.ft. (41.6 sq.m.) approx.



GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA: 2266 sq.ft. (210.6 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Specifications

- Lovely rural setting in Kingsley
- 2266 square feet of internal living space
- Over half an acre of land
- 4 bedrooms, 3 bathrooms
- Charming and characterful throughout
- Large car barn
- Lots of local amenities nearby

See Ian's
Video
Tour



Unable to locate the property?
Try [what3words](#)

 sharpness.season.testing

Ask the Owners

Where do you go when you need...



Groceries?

The Co-op in Kingsley



A walk?

The River Weaver, Delamere Forest
or the Sandstone Trail



A bite to eat?

Hazel Pear in Acton Bridge



A day out with the family?

30 minutes' drive to North Wales coast,
45 minutes' drive to Southport or 20
minutes' train to Liverpool



School?

Kingsley St John's and Kingsley
Community Primary and
Nursery School



A local pub?

Hare and Hounds in Crowton,
The Red Lion in Kingsley or The
Hanging Gate in Weaverham

Sunnyside



Mill Lane
Kingsley
WA6 8HZ



hello@storeysofcheshire.co.uk | 01606 339922