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BRAMBLE BARN
— APPLETON



BRAMBLE BARN

A home distinguished by its setting, character, and state of the art technology, Bramble Barn combines its exclusive private location and elevated views over Appleton Reservoir with a warmth and welcome beyond measure.



SUBLIME SETTING

Passing the sparkling waters of Appleton Reservoir, sense the peace and tranquility as you turn onto the private and tree-lined Firs Lane. Crossing the elevated bridge, pause to glance right over the nature-rich reservoir, teeming with a variety of wildlife, including swans, herons, a visiting cormorant and an ever-present raft of ducks.

Continue along the cast iron lamppost lined lane, passing through two sets of electric gates in total, before arriving at Bramble Barn, situated in an exclusive, sought after, private development in one of the areas' prime locations, known as The Hurst.

Pull along the spacious resin bound driveway where there is ample parking for six cars, alongside a triple oak framed car barn, with extensive storage above, accessed by a staircase. Carpeted, awash with light courtesy of large Velux windows and served by power and automatic, inset spotlighting.

"The surroundings alone set this home apart, but when you step inside it's a real 'pinch me' moment. This is a feeling I get every time I come home."

SHOWSTOPPING ENTRANCE

Make your way indoors, where light suffuses the enormous double-height entrance hallway. Ted Todd solid oak flooring extends underfoot, whilst light pours in through four Velux windows that surround the dual aspect galleried landing.

To the left, freshen up in the tiled and neatly presented cloakroom with wash basin and WC before following the open views through to the right into the spacious family kitchen.



FEAST YOUR EYES



Hand built from Smithfields in Stockton Heath, this beautiful, solid wood kitchen is the epitome of country comfort with contemporary flair. Storage and sociability combine at the large, square island, furnished with drawers, cupboards and a breakfast bar for casual dining and conversation.

Set within the attractive inglenook a black Rangemaster electric range cooker with five ring induction hob blends with the black granite worktops, contrasting richly with the cool white cabinetry surrounding. Undermounted Villeroy & Boch ceramic sinks ensure this kitchen is as practical as it is attractive. French doors open to the rear garden, whilst in the winter months, the gas wood-burner-effect stove set within the handsome Cheshire brick inglenook offers comforting warmth in addition to that emanating year-round from the underfloor heating.





“Bramble Barn has a traditional feel which complements the festive season; it’s perfect for making special memories.”

FAMILY TIME

Turning left out of the kitchen, follow an inner hallway along to arrive at the living room.

Spacious and serene, bifolding doors present rolling views to the garden and fields, opening directly onto the garden, perfect for parties and summer soirees. Ted Todd solid oak flooring harmonises with the exposed beams above, retaining the original barn character, whilst peaceful light décor ensures a fresh feel. Ideal for entertaining, picture Christmases gathered with the family.

Beyond the lounge, arrive at the garden room, tiled in Travertine limestone and retaining an ambient warmth courtesy of underfloor heating. Take a seat in the early morning and savour your first cup of coffee whilst listening to the dawn chorus. In the evening, watch the sun set over the backdrop of trees, burning a particularly beautiful hue in Autumn. Relax and lose yourself in the ever-changing view.

Light, airy and flooded with sunshine, Bramble Barn offers pockets of privacy and intimacy alongside wonderful open spaces, ideal for family gatherings.

Returning to the entrance hall, take the opposite hallway along, sneaking a peek at the handy home office before continuing to arrive at the large laundry room, housing a full range of fitted cupboards; useful for storing cleaning essentials it also accommodates the washer and dryer. Opposite, an additional utility room currently serves as a boot room, providing instant access to the garden.



ENTERTAINING HAVEN

Where better to gather for the big sports game than in the newly installed, high spec cinema with Home Theatre sound system. Set beneath the high vaulted ceiling, a bespoke media wall includes a remote-controlled projector screen and space for a large television. State of the art tech includes a set of seven discreet Triad in-wall speakers powered by Denon AYR-X cinema amplifier with Dolby Atmos theatre sound; all operated by Control4 EA-1 media controller. On quieter nights, snuggle up with a mug of hot chocolate in front of the extra-large EcoFlame remote control fire and watch a movie.

Technology sits comfortably alongside traditional elements at Bramble Barn. Alarmed and served by full mobile-app accessed CCTV around the barn and along the approach lane, this home also benefits from a 300mb+ fibre broadband connection, with an extensive Cat-5 data network. A television distribution system serves nearly every room in the barn, and highly efficient LED lighting illuminates the home alongside a multi-zone heating system served by an efficient condensing oil-fired boiler with smart zone controllers.





“Another favourite space of mine is the galleried landing with the large windows either side. I love to sit here with a book or just look at the wonderful views.”



AND SO TO BED...

Returning to the entrance hall, ascend the wider-than-average staircase to the large gallery landing, enjoying the view from the large arched window on the turn, overlooking the courtyard of The Hurst to the rear. A home filled with spacious, inviting rooms that cocoon you in comfort, upstairs two equally large bedrooms stand at separate ends of the barn providing sanctuary for the weary.

“There’s always somewhere quiet to retreat to.”

Turning right, discover bedroom two, a capacious and comforting room replete with a collection of quirky porthole and Velux windows. White painted beams add an ethereal touch to this bright and bountiful bedroom, with its high vaulted ceiling and ample space for storage. Indulge in candlelit soaks in the fully tiled ensuite, furnished with freestanding bath, separate shower, wash basin and WC.

Crossing the gallery landing, turn left to peep through to bedroom three, dressed in warm, natural tones and with exposed beams in the wall. Light flows in through the porthole and Velux windows. Across the way a sleek shower room serves the two bedrooms along this landing, furnished with glass enclosed shower, wash basin, WC and porthole window.



BLISSFUL VIEWS

Bedroom four awaits next, another comfortable double, before arriving at the main bedroom at end of the landing. 'A' frame timber beams capture the soul of this barn conversion, balanced perfectly by the tasteful and neutral modern décor, and exposed Cheshire brick chimney breast. Breathtaking, unbroken views extend over the fields and reservoir; a view one could never tire of. Planning permission has been sought to include a 4m x 4m extension to the lounge, with two doors from this main bedroom leading onto a large balcony.

Above the bedrooms, two large lofts offer further storage, fully boarded, with power and light in each.

"You could fill this house with a huge family and still have lots of areas for privacy. It never feels crowded."

TRANQUIL OASIS

Extending for just under half an acre, experience the peace and privacy of the garden. The flat lawn offers so much space to stroll or simply sit and soak up the sunshine throughout the day.

Admire the variety of visiting birds including jays, woodpeckers, ducks, pheasants and even two swans.

Entertain on the patios or enjoy the shelter of the mature trees, illuminated in the evening by uplighting, to the far end, where you can rest a while on the newly laid patio and look back over the beauty of Bramble Barn.

The outbuildings at Bramble Barn offer amazing storage, with a secure outbuilding known as The Stable currently used as a home gym.

Secure fencing runs all around the perimeter, making this slice of paradise safe for both children and pets.





ON YOUR DOORSTEP

Being exclusively set in a private and friendly community of homes adds an extra layer of comfort; yet the buzz of Stockton Heath is just five minutes away.

Embark upon a sunset walk to fabulous local pub The Hatton Arms, or take a summer evening's stroll to Stockton Heath, a vibrant village with a vast array of restaurants and cocktail bars and pubs.

Stockton Heath is only five minutes away and brimming with a wide range of shops including M&S, a butchers, a bank and a Post Office, whilst the ever-popular Hollies Farm Shop, offering delectable local produce, is also close by.

Discover a new walk every day, there are so many to choose from close by. Bramble Barn is surrounded by beautiful countryside; Walton Hall, only ten minutes' walk away, is perfect for family days out, home to a fantastic cafe and a wonderful children's petting zoo with llamas, donkeys, peacocks and so much more.

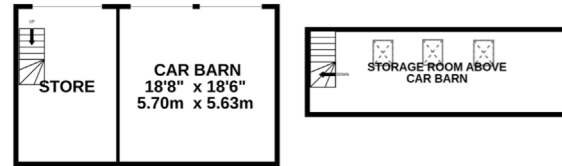
Improve your par at one of the two golf clubs within walking distance. Commuting for business is a breeze, with excellent road and rail networks close by. Drive to the M56 in less than ten minutes, whilst the M6 is reachable in around 12 minutes. Meanwhile, three mainline train stations are within ten minutes' drive, allowing easy access to London, Liverpool, Manchester, Edinburgh and beyond.

A home with so much to offer, Bramble Barn is spacious yet intimate, set in the most idyllic location with uninterrupted views across the Cheshire countryside.

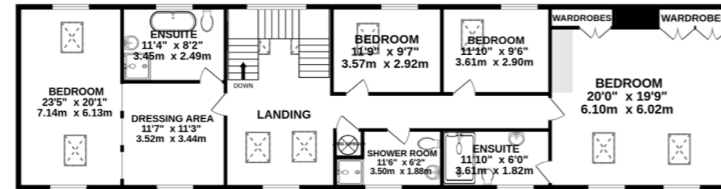
SPECIFICATION LIST

- Modernised barn conversion
- 3501 square feet of living space plus Car Barn
- Rural views towards Appleton reservoir
- Several reception rooms
- Large expansive lawn and patio areas
- Four double bedrooms
- Three bathrooms

CAR BARN AND STORE
871 sq.ft. (80.9 sq.m.) approx.



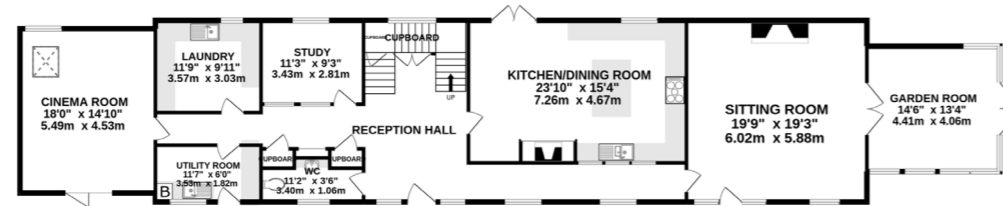
FIRST FLOOR
1524 sq.ft. (141.6 sq.m.) approx.



STORE/GYM
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR
1977 sq.ft. (183.6 sq.m.) approx.



Total Floor Area: 4511 sq.ft. (419.1 sq. m.) approx.

Total Floor Area (excluding outbuildings) 3500 sq.ft. (325.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan contained here, all measurements (including the placement of windows and doors) are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is intended for illustrative purposes only, and should be used as such by any potential purchaser.
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SEE IAN'S
VIDEO
TOUR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		



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