



The **Granary** UTKINTON



Prestigious Development

Nestled in the exclusive rural development of Woodlan Court, The Granary offers the ultimate in spacious, characterful living, with great versatility and scope for enhancement. Perfectly poised close to the Cheshire village of Utkinton, The Granary is a stunning barn conversion with over 4,000 square feet of living space. It forms one of seven stunning former farmstead properties in the prestigious Woodlan Court community.

Ideal for commuting, within easy reach of road and rail links connecting you to cities and airports across the North West and beyond, The Granary offers an escape from the fast pace of the modern world, without relinquishing all its creature comforts.

Off the quiet country lane, six parking spaces are available for The Granary. One of the largest of the seven plots, privately nestled on the corner, there is a sense of detachment and seclusion to The Granary.

“It feels detached as neighbours are never heard and no one overlooks the grounds.”

A double garage with electric up and over door and a car port with EVC point enhance the serviceability of the parking area at The Granary.





Setting the Scene

Impressively landscaped to the front, which opens up to a central quadrant with planted borders, or make your way along the paved path to the rear door which features external lighting adding both greenery and illumination, and step inside.

Streaming with light, old and new converge in the entrance hall, where oak beams and a double height glass ceiling mingle beneath the sunlight. Stone flooring is rustic and multi-toned underfoot, the entire home is warmed by underfloor heating, surely the perfect way to heat a property, especially in our beautiful but sometimes chilly corner of the world. Looking up, spy the galleried landings of the first and second floor, above, in this airy and open entrance hallway.

Cloakroom storage is available off the entrance hall, alongside a modern WC with wash basin, whilst to the left, sneak a peek at the cosy, warm and welcoming snug.





Light-Filled Living

Brimming with light, the living room can be found to the right of the entrance hall, cosily carpeted and with a warmth infusing log-burning stove inset within a handsome redbrick surround.

Dressed in midnight blue, this spacious living room is ideal for rest and relaxation, offering a cosy, warm and capacious space for all the family.



Wine and Dine

Double doors lead into the formal dining room, where leafy green and midnight blue wallpaper brings the outdoors in and a ten-seater table sits comfortably beneath an impressive, contemporary chandelier. Savour the stunning views out to the garden through the arched French doors, which provide instant access to the patio for barbecues and entertaining in the summer.





Heart of the Home



Double doors open from the dining room into the impressive, open plan kitchen-breakfast room, where ample storage can be found within the bespoke fitted cabinetry. A mulberry painted inglenook offers a warm contrast to the soft grey, accommodating a Range-style cooker, with additional integrated appliances including an oven, hob, extractor, sink, fridge and freezer.

Topped in granite, the sociable central island gleams beneath a trio of stylish chrome pendant lights, culminating in a wooden breakfast bar at its zenith. Pull out a bottle of wine from the cooler inset within the island and drink a toast to health and happiness.

Spacious and bright, at the furthest end of the kitchen, additional fitted storage can be found in the cosy seating area, where doors open up to the garden offering instant access out to the patio.

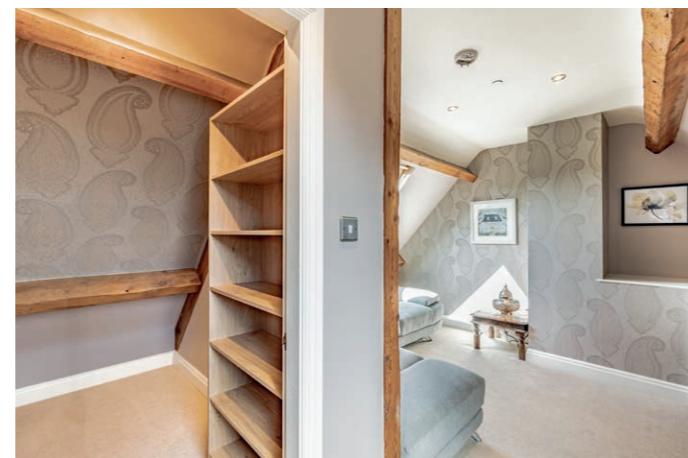
Nestled off the kitchen, the handy utility room offers further storage and is plumbed for a washer and dryer.

Airy and Light

From the open and airy entrance hall, ascend the stairs to the first-floor mezzanine landing, a destination in itself with fantastic views down over the hall below and dressed in rustic exposed beams.

Sanctuary awaits in the spacious master suite, a cosy and intimate space, with exposed beams and fitted storage. Served by a luxurious shower room ensuite with exposed brick wall, twin vanity unit wash basin, mood lighting and warmed by underfloor heating, a spiral staircase ascends to an upper level with walk-in wardrobe and separate study area. A versatile space, this could be used as a lounge or dressing room – with fantastic views out over the grounds and fields.

Throughout The Granary, traditional features and materials mingle with the modern, for a home that transcends the eras.





Across from the master suite, bedroom two is filled with light courtesy of dual aspect windows, and enjoys ample storage within its large, walk-in wardrobe.

Along the galleried landing, you arrive at bedroom three. A large double bedroom served by the luxurious family bathroom, warmed by underfloor heating and fitted with a large bath, vanity unit wash basin and WC. Bedroom six, with views out over the grounds, is ideal as a nursery or study. Cat5 cabling features on all floors of The Granary, making it easy to extend wireless networks throughout.

Elevate your Expectations

On the second floor, a second mezzanine level landing offers great views over the entrance hall, leading to two more spectacular bedrooms. One featuring a handsome brick archway and both with shower room ensuites illuminated by mood lighting and warmed by underfloor heating. Both of these light bedrooms are furnished with ample fitted storage.





Annex Potential

Discover the potential of the detached double garage, converted by the current owners into a large games room and recreational space. There's ample room for a pool table, air hockey table and darts board. There are comfortable lounging areas in all corners with space for plush sofas and bean bags for relaxation and socialising. This room would be perfect for a cinema screen to watch the latest blockbusters! There is also full fibre installed here. To the rear of the garage, the space has been divided to create a fully insulated and heated gym.

With groundwork installed and additional planning to support installing toilets and wash basins, there is ample scope to extend or even convert this space into annex accommodation – a precedent set by a neighbouring home. Internet cabling is also present in the detached garage and games room.





Low Maintenance Leisure

Outside, soak up the spectacular sunrises and sunsets from the gardens at The Granary, where neatly clipped ornamental hedging and mature planting are finely edged by gravel borders and paved pathways.

Children have plenty of space to play out on the lush green lawn or tend the vegetable plot. An extended area of lawn to the rear of the garage could easily be fenced off to create a secure area for a sheep or goat, for those looking to live 'The Good Life'.

"The bottom corner of the garden is a great sun trap."





Out and About

Enjoy the peace and tranquillity of the Cheshire countryside at The Granary, where you can stroll to nearby Rose Farm to pick up your locally grown items from the farm shop and butchers, whilst retaining the comforts of town life: Tarporley is only five minutes down the road, where there is an abundance of pubs, bars, coffee shops and restaurants.

Discover the many idyllic walks around the village of Utkinton, whilst Delamere Forest with its running routes and cycle paths is also close at hand.

Well connected to the wider world, Chester and Helsby are within easy reach for shopping days, culture and theatre, whilst families are well placed for a variety of schooling.

Tarporley High School is just a few minutes away by car, whilst independent schools The Grange in Hartford and Abbey Gate Sixth Form College are easily accessible. Hartford is brimming with a wide selection of primary, secondary and further educational establishments including the high achieving Sir John Deane's Sixth Form College.

Commute with convenience by rail; Delamere Station is ten minutes away by car with links to Chester, whilst Crewe and Chester Stations are within a 25-minute drive.

A characterful home, with versatility, light and an abundance of potential to enhance through the detached garage, The Granary combines the best of both worlds, in a peaceful and tranquil setting.

** 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. **



Ask the Owners

Where do you go when you need...



Groceries?

Rose Farm Shop in Utkinton



A walk?

There are lots of walks straight out of the drive and many public access ways through nearby fields. We also like to go to Delamere Forest



A bite to eat?

There are plenty to choose from in Tarporley including The Coast, Rascal and Radical and Ginger and Pickles



A local pub?

There are a number of pubs in Tarporley including Little Tap, The Swan and The Rising Sun



A day out with the family?

Chester, Delamere or Tarporley



School?

Utkinton Primary School, Tarporley High School, The Grange School or Abbey Gate College

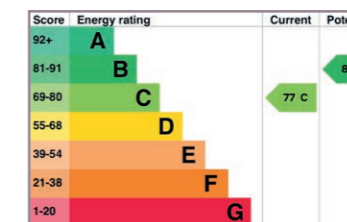


Specifications

- Lovely semi rural location near Tarporley
- Privacy and seclusion, yet part of a community
- Over 4,000 square feet of internal living space
- Around a one acre plot
- Extensive grounds and gardens
- 5 bedrooms, 4 bathrooms
- Large garage with annex room above



See Phil's
Video
Tour



Unable to locate the property?
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