

**3 BARN  
MEWS**  
ALPRAHAM





## COUNTRY COMFORT, CONTEMPORARY LIVING

Peace, privacy and perfect pastoral panoramas, welcome to life at No. 3, Barn Mews in Alraham. Nestled amidst only a handful of characterful barn-style new build homes, set in an L shape overlooking an attractive village-style green, and with private, uninterrupted farmland views to the rear, Barn Mews is so much more than your typical estate.

Set well back from the road, a serenade of sheep baas and birdsong greets you soothingly, upon arrival home.

With parking and landscaped lawns to the front, make your way along the paved path to the portico sheltered front door, and into the light, bright embrace of the open and airy entrance hall, where views transport you instantly out to the garden and countryside beyond, through open double doors ahead.

*“On the plans we noticed the wall in the centre separating the lounge from the kitchen. We asked the developer to remove the wall and paid for steel to be put in to open everything up at the back.”*



## A WARM WELCOME

Warmth emanates from the underfloor heating, continuing throughout the ground floor. A modern home, where comfort and convenience are key, such essentials as USB plug points can be found throughout the rooms.

Embrace café culture in the heart of the Cheshire countryside in the home office, a spacious and collaborative working space with room to seat four at the large, L-shaped table. Enhanced by stylish lighting, vibrant wall artistry, signage and a coffee machine, the current owners have cultivated a sociable community work space at home.



## THE HEART OF THE HOME

Ahead from the entrance, glazed double doors invite you through to the heart of the home, a harmonious living-dining-cooking space cleverly zoned to provide partition whilst retaining a sociable flow, placing the garden views at the epicentre of the living space.

On the left, the lounge area offers comfort and relaxation, with French doors connecting you instantly to the outdoors.



## SAVOUR THE VIEW

The main kitchen, overlooking the dining area, is suffused in light, from doors that open to the landscaped patio and garden, and from roof lanterns high up above.

Two tone dark and dove grey cabinetry provides plenty of storage in the kitchen, with fitted appliances including a double oven, warming drawer, microwave-oven, induction hob, dishwasher, fridge and freezer.

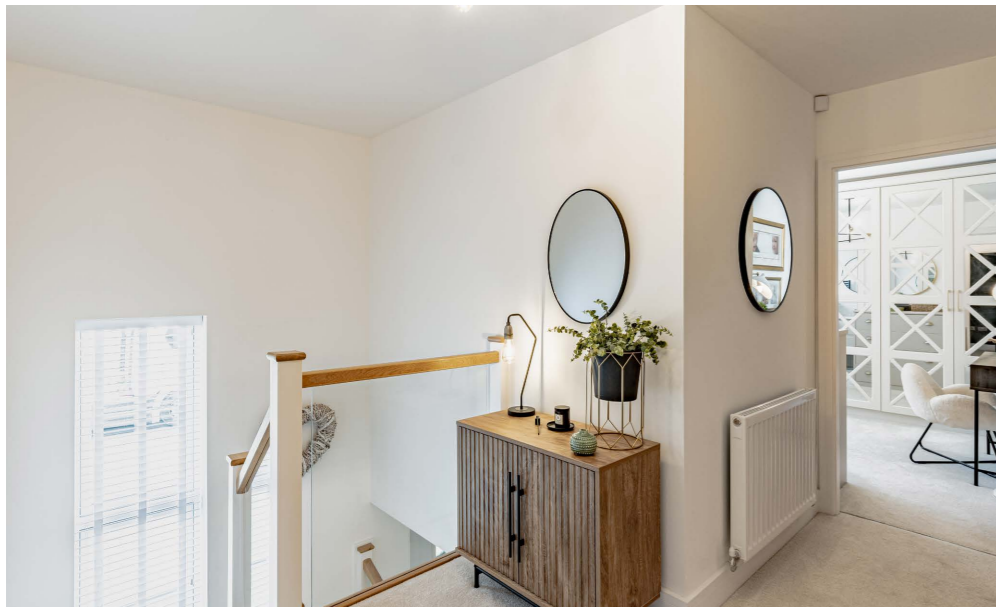
A second fridge is conveniently located off the entrance hallway in the utility room, plumbed for washer and dryer and furnished with plenty of storage cupboards, whilst there is a downstairs WC with wash basin also located off the entrance hall.

*"I love the fact it's open, it's great for entertaining. You can be chatting or watching the television, it's a great use of space."*





*“When you’re in the kitchen  
looking out to the garden and  
fields, it’s magical.”*



## SOAK AND SLEEP

Ascend the glass enclosed staircase to the first-floor landing, where four elegant bedrooms, each furnished with bespoke fitted wardrobes. Turn right into the first of the bedrooms, a light and bright haven, with a Parisian boudoir elegance in its monochrome décor. Plenty of wardrobe space is available.

Next door, with a feature retro headboard, soothing shades adorn the second double bedroom, where a shuttered window provides a leafy outlook.

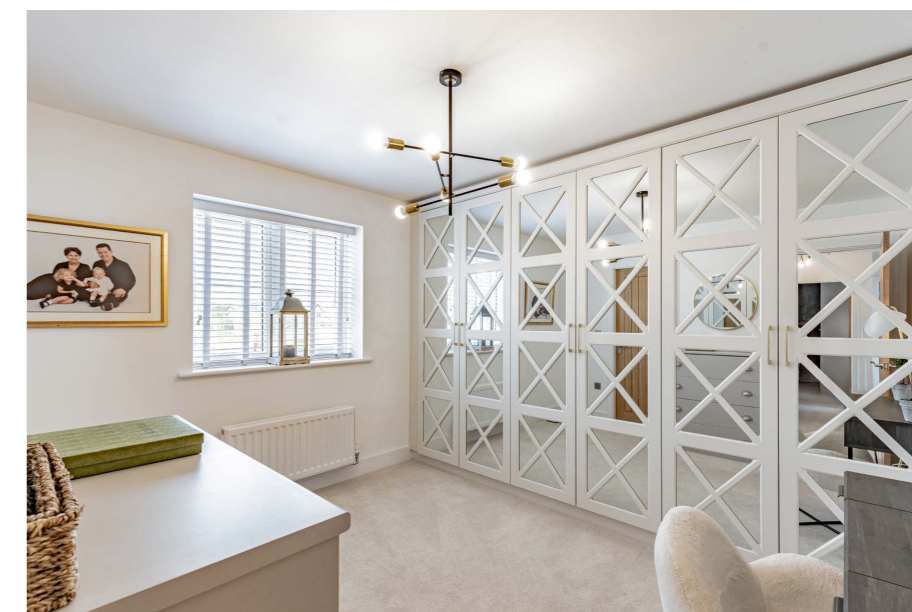
Gleaming white tiles coat the family bathroom, furnished with a vanity unit wash basin, WC, bath and separate shower.

Spacious and serene, the master bedroom is nestled along the landing, with glorious open views over the countryside framed by the French doors opening to a Juliet balcony. Contemporary wallpaper blends with neutral toned carpets for a fresh, light feel.

*“In the morning, you can see the sunrise.”*

Refresh and revive in the private ensuite, with good-size shower, and dual wash basins.

Currently serving as a dressing room, at the end of the landing arrive at the fourth bedroom, whose mirrored fitted wardrobes can be moved into the master bedroom with little fuss, should you prefer to revert this dressing room to its original function.





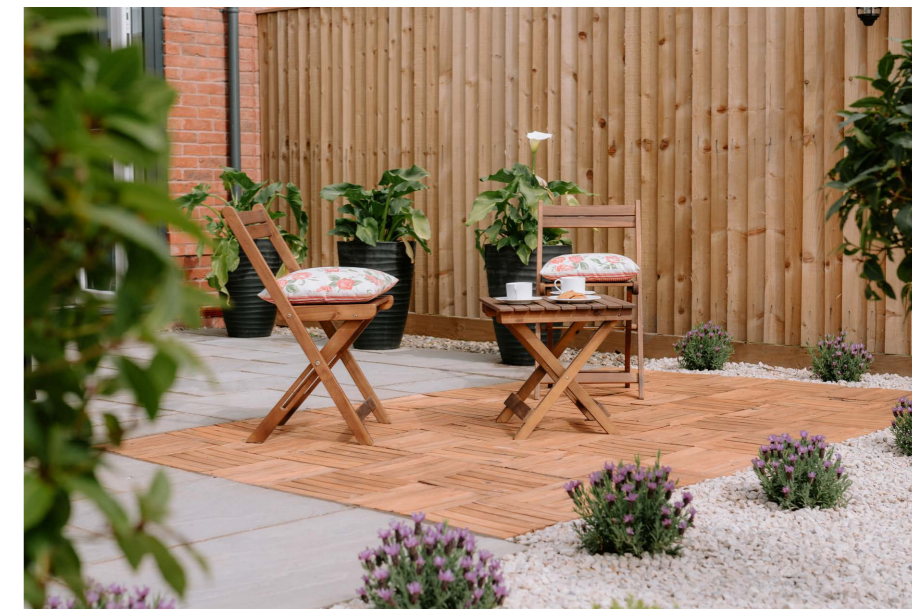
## TRANQUILLITY AND CALM

An oasis of calm, the garden patio opens up from both the lounge and kitchen-dining area, a sun-soaked terrace on which to dine alfresco, relax and unwind with loved ones throughout the seasons.

Beautifully landscaped, gravel borders planted with rows of aromatic lavender for successional blooming accompany the structural shades of spherical bay trees, holly and olive trees and topiary planting.

Lush green lawn separates the kitchen patio from the corner terrace, with two areas of decking allowing you to follow the sun around.

Permission has also been granted for the erection of a garden room structure (20x10ft). Outside, there is also an external car charging point, an external water tap and double electric socket.





## OUT AND ABOUT

Nestled in a harmonious and small community, experience the warmth of wonderful neighbours at No. 3, Barn Mews. Home to a diverse blend of younger couples and retirees, this development fosters a peaceful and supportive atmosphere where neighbours are always happy to lend a hand.

An inclusive environment, catering to a range of interests and ages, the development is also home to a community centre, offering activities including pilates and yoga, with plans for a children's play area.

Explore historic landmarks on your doorstep with Peckforton and Beeston Castles just a stone's throw away, whilst a leisurely walk along scenic trails will take you into the tranquillity of Bunbury village and Bunbury Locks, where you can enjoy walks along the canal towpath with your canine companion.

Only ten minutes' drive away discover Delamere Forest, where a myriad of trails and activities awaits. Also within easy reach is the beautiful olde worlde village of Nantwich, which regularly plays host to family friendly cheese and wine festivals. Pick up your fish and chip supper from nearby Bunbury or call in for a thirst-quencher at the legendary Dysart Arms.

Also nearby is the popular village of Tarporley, with its established high street of independent shops and newly opened branch of the delectable Hollies Farm Shop.

With local schools including Bunbury Primary and Eaton Primary School, and easy access to motorway networks alongside railway links to London from nearby Crewe, No. 3, Barn Mews, is a home that serves all the family.

## ASK THE OWNERS

Where do you go when you need...



### GROCERIES?

The Good Cheese Company in Tarporley



### A WALK?

The Gallops at Tilstone Bank Farm



### A BITE TO EAT?

The Dysart Arms in Bunbury



### A LOCAL PUB?

The Tollemache Arms in Alpraham



### A DAY OUT WITH THE FAMILY?

Chester, just 30 minutes' away



### SCHOOL?

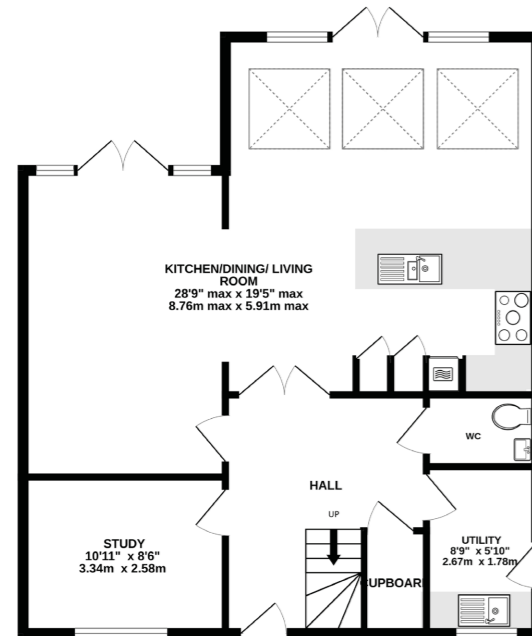
Eaton Primary School or Tarporley High School



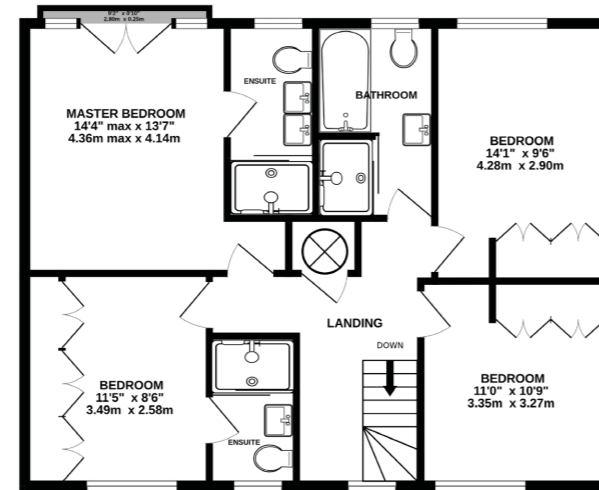
## SPECIFICATIONS

- Nestled amidst a handful of characterful barn-style new build homes
- A modern home, where comfort and convenience are key
- 1623 square feet of internal living space
- Underfloor heating throughout the ground floor
- Open-plan living-dining-kitchen
- 4 bedrooms, 3 bathrooms
- French doors opening to a Juliet balcony in the master bedroom
- Beautifully landscaped garden
- Conveniently placed to nearby popular village of Tarporley

GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
798 sq.ft. (74.2 sq.m.) approx.



**TOTAL FLOOR AREA: 1623 sq.ft. (150.8 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.

SEE PHIL'S  
VIDEO  
TOUR



Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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