



Sidebottom Farm

COTEBROOK, TARPORLEY

Situated amidst the rolling hills of the Cheshire countryside, surrounded by fields grazed by sheep and horses, pastoral paradise awaits at Sidebottom Farm, an extended and fully renovated, 200-year-old, Cheshire brick and sandstone farmhouse where 21st century creature comforts and Victorian character combine.





"It is fully renovated and like a brand-new home but with the character and charm of a 200-year-old farmhouse."

Peace and tranquillity

Escape the hustle and bustle and retreat to the equestrian epicentre of Cheshire, in the picturesque village of Cotebrook, Tarporley, where Sidebottom Farm awaits, nestled within 2.5 acres of land suitable for sheep and horses.

Turning off the aptly named Stable Lane, electric gates, controllable by intercom, keypad and fob open to the estate gravel driveway, offering an abundance of parking, alongside the detached, four car garage with attached office building and shed.

A rural refuge, sense the separation from the wider world as the gates quietly close, and the patter of daily life is replaced by the soothing silence of the countryside, broken only by the contented bleating of sheep and champing sounds of horses.





Welcome home

Make your way indoors, where the limestone tiled floor of the boot room is forgiving on muddy boots, following adventures around the enveloping fields and countryside. A bespoke wardrobe, added by the current owners, is on hand for all coats and shoes. All the while, panoramic views prevail.

Emerging into the airy, open and light entrance hall, the blend of character, comfort and contemporary chic can be felt instantly. Spacious and peaceful, observe the oak flooring underfoot, recessed lighting and a bespoke stair runner to the staircase ahead, inset with iron stair rods.

Tucked off the entrance hall, the laundry room is lined underfoot in limestone tiles, and is brimming with storage and countertop space, within which a sink is inset. Light streams in through the large window. Also opening up from this area is a downstairs cloakroom, with bespoke wooden wash basin on a farmhouse countertop, with antique brass tap and accompanying mirror.





Immaculate presentation

From the entrance hall, make your way ahead, into the living room, where shades of lichen green bring the outdoors in. Wooden flooring continues underfoot, as warmth emanates from the impressive log-burning stove, inset upon a slate hearth within an imposing sandstone fireplace. Plantation shutters create a cosy ambience, a contemporary yet classic feature throughout the home.

Moving to the rear of the home, seek solace in the snug, where a solid oak mantel creates an attractive focal point on the lightly toned, neutral walls. Plantation shutters retain a coolness in the summer months and warmth in the winter, whilst stylish Barker and Stonehouse lighting fixtures with light mango wood lighting sphere harmonise with the oak wood flooring underfoot.

A room opened up by the current owners, the snug now connects seamlessly with the dining room, perfect for parties and entertaining, where the stylish designer lighting is repeated for a sense of continuity and flow.





Season your appetite

Captivating views await from the culinary hub of the home, the spacious kitchen-diner, part of a modern extension furnished with bifolding floor-to-ceiling glass sliding doors that open to connect the home with the terrace and unbroken scenes of the countryside. A huge, open, bright space with sociable central island breakfast bar, topped in cool white marbled granite and set beneath Atkin and Thyme bespoke glass and wooden lighting, the kitchen is the heart of the home.

Stainless steel appliances include an induction oven, dishwasher, wine fridge and cooler, alongside a bespoke Samsung navy fridge-freezer with filtered ice and water, instant boiling water tap and farmhouse ceramic sink. Ample storage can be found within the easy-close bespoke cabinetry, with ample space for a dining table before the enormous bifolds, where alfresco dining beckons out on the terrace in the summer months.





Sweet Dreams



From the entrance hall take the handsome staircase up to the first-floor landing and make your way to the master suite, furnished with a large dressing room with wardrobes, drawers, shelving and hanging space, alongside a luxurious ensuite, with walk-in shower, double vanity unit wash basins, LED touch sensor mirrors, bathtub and porcelain tiling.

Floor to ceiling windows in the master bedroom capture unbroken countryside views as far as the eye can see, fitted with remote control blackout pleated blinds. Underfoot, plush, bespoke carpeting with top grade pile, cushions each step.

“To wake up to the sheep baaing and the birds singing is priceless.”





“Every bedroom is so large, with brand new carpeting, shutters and fresh paint. Out of the five bedrooms, four of them come with their own ensuite.”



Also on this level, discover two further double bedrooms, each served by ensuite bathrooms, and the largest of the two enjoying stunning views, and an ensuite with double vanity unit wash basins with LED sensor mirror, bathtub and separate shower.

All bedrooms have plantation shutters, brand new carpeting and phenomenal views of the countryside.

Up on the second floor, the elevated views take on a tranquillity of their own, where the two further large bedrooms, with exposed beams, share a beautifully furnished bathroom.





Panoramic views



Stepping out onto the terrace, you are instantly immersed in the far reaches of rurality, presented with the most incredible, panoramic views over the countryside.

Bathe in sunshine throughout the day, entertain with ease on the large, paved patio, which nestles against the large, level lawn, perfect for children's games. Maturely planted borders are a haven for nature, with wildlife in abundance in this peaceful and quiet garden.

Potter about the garden listening to the soothing soundtrack of grazing sheep and birdsong; each area of garden brings with it new pockets of interest. Beyond the estate fencing, there is also a two-acre large paddock, ideal for grazing sheep or horses.

The detached four car garage, with its exposed brick interior, vaulted ceilings and attached office space could serve as the perfect home office, gym, or even annexe accommodation for multigenerational living or a nanny or au pair. It could also bring in potential revenue from Airbnb. Off the side of the garage is a shed perfect for your garden equipment.



Out and about

Wrapped up in stunning Cheshire countryside, walk along the lanes and discover the different trails nearby.

Call in for a thirst-quencher at one of your friendly local pubs, where you will soon get to know the familiar faces. The Fox and Barrel and The Fishpool Inn are both within a mile of the home. Also close by, you can take in the views from Peckforton Castle and Beeston Castle.

Pick up all your essentials from the range of shops in nearby Tarporley, which includes a number of coffee shops, wine bars, nail salons, hair and barber salons, a Co-op, independent clothing stores and Bramble and Bloom florist.

Select the ingredients for your dinner party from The Hollies Farm Shop. At Christmas time, nothing beats a browse of the twinkling lights and displays at independent family run garden centre Okells, which also has a coffee shop and boutique shop.

For days out and evening entertainment, Chester is just a stone's throw away, with its rich history, vibrant culture and array of fine dining restaurants.

Rural, but not remote, you can commute with convenience from Delamere, Chester and Crewe stations, all within 20-30 minutes' drive offering direct links to London in 1.5 hours.

Families are fortunately placed for local schools, in easy reach of both Tarporley High School and Sixth Form and Chester's independent Queen's School, along with a wide array of schools, primary, secondary and independent, in nearby Hartford.

For panoramic views, peace and privacy in a perfect location, Sidebottom Farm awaits, a home with the character and charm of a traditional farmhouse, with a seasoning of contemporary flair.

"You can just literally move your belongings in and enjoy your life here making forever memories and dreams."

** 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?
The Hollies Farm Shop



A walk?
The Sandstone Trail or
Delamere Forest



A bite to eat?
Fox and Barrel or Pesto at
Cabbage Hall in Cotebrook



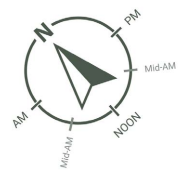
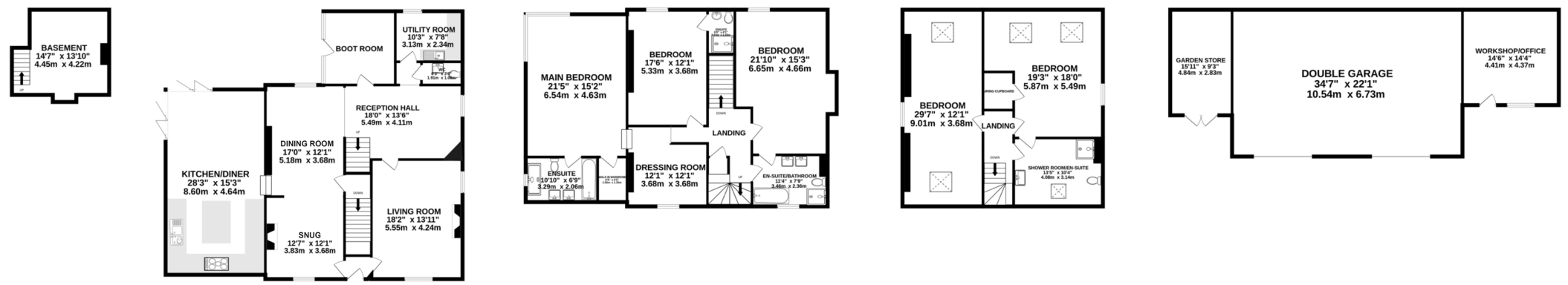
A local pub?
The Alvanley Arms in Cotebrook



A day out with the family?
Delamere Forest, Chester or
North Wales



School?
There are a selection of schools in
nearby Tarporley or Hartford



TOTAL FLOOR AREA: 4404 sq.ft. (409.14 sq.m.) approx.
 GARAGE/OFFICE TOTAL FLOOR AREA: 1050 sq.ft. (97.55 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors and 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.

Specifications

- Sandstone farmhouse with stunning panoramic views
- 2.5 acres
- Fully restored, extended and renovated
- High specification, modern insulation
- Immaculate interior throughout
- 4404 square feet, plus 1050 square feet of garage/office space
- Low maintenance for many years to come
- Conveniently placed to nearby amenities and transport links



See Ian's
Video
Tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	82 B

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COTEBROOK



Sidebottom Farm

Stables Lane
Cotebrook
Tarpoley
CW6 0JL



01829 700359 | hello@storeysofcheshire.co.uk