



THE OLD BARN

BUNBURY



TRANQUIL SURROUND

Embrace nature and leave the hustle and bustle behind in the beauty and tranquillity of The Old Barn, a characterful home enveloped in greenery, in the heart of the Cheshire countryside.

Sense the soothing effects of this enchanting home immediately upon arrival along the gravel driveway to the turning circle, as the small lake comes into view through the rose hedging. Ample parking is available, both on the driveway, in the single Garage currently used for garden equipment, and the quadruple Garage forming part of the Annexe. The present owners have conducted a rolling programme of improvements and upgrades since moving here 11 years ago, including building an extension which is currently in use as a study/home office and in keeping with the character of the property.

TRANQUIL SURROUND



PEACEFUL ARRIVAL

Approaching the light and bright home through a glazed porch with warm-toned quarry tiles underfoot, step through into the entrance hallway with solid oak flooring in a herringbone pattern where a cloakroom with WC and vanity unit will be found to the right. Conveniently situated next door to the cloakroom will be found a broad archway leading to the home office/study. Tucked away, peaceful and private, away from the main flow of reception rooms, this allows working from home in peace and quiet while admiring leafy views out over the garden through French doors.

A spacious and calming room, exposed Cheshire brick retained from the extension process adds character. With handy access to the WC, this could also serve as an accessible ground floor bedroom.

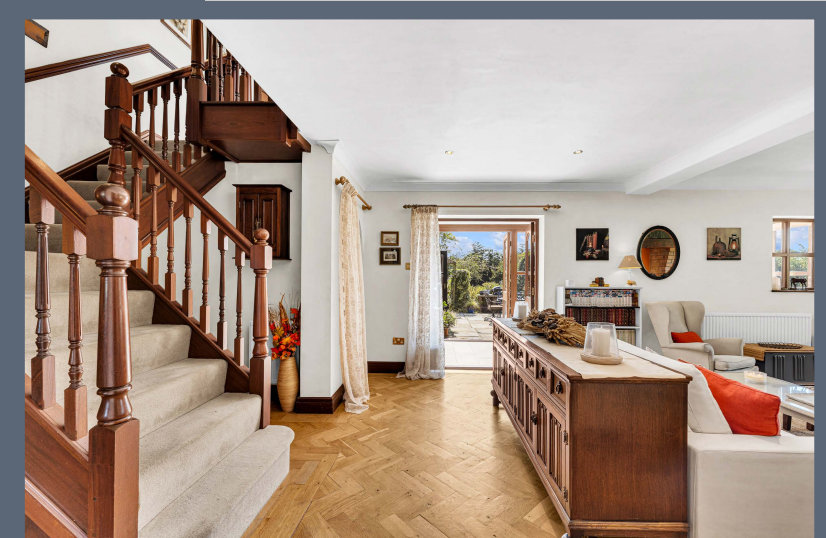




SPACIOUS & BRIGHT

Double doors open from the entrance hall into a large, inner reception area where the golden oak flooring continues through. A bifurcated staircase is found on the left, whilst on the right the cosy snug combines spacious living with country cottage charm, as a log-burning stove blazes away within an impressive brick fireplace. Natural light streams in through the bay window overlooking the lake in this spacious, warm and welcoming room.

French doors link through into the garden room, where exposed brick to the walls meet with Travertine stone flooring underfoot. Expansive windows retain a constant connection with the outdoors, inviting the garden in and allowing the easy observance of the comings and goings of the resident wild waterfowl.



SPACIOUS & BRIGHT



FEAST YOUR EYES

Opening up from the reception hall and through an archway, arrive at the dining room where the oak herringbone flooring continues through for a smooth sense of flow. Well-proportioned and with plenty of room for family and friends, entertain with ease and take on the role of host at Christmas and special occasions.

From the dining room, double doors open into the sitting room, a sunny sanctuary where windows invite the light and garden vistas in, and where French doors provide instant access outside to a York stone patio on warm summer days. A handsome French marble surround with granite hearth and Cheshire brick inset allows space for the installation of a gas or electric feature fire to snuggle up beside as the nights draw in, embracing the warmth and comfort of The Old Barn.





SAVOUR THE MOMENT

Returning to the reception hall, make your way through to the John Lewis Swedish Kitchen in natural birch with Travertine stone flooring, where more than ample storage combines with a complement of built-in appliances and accessories including Miele dishwasher, Bosch fridge and microwave, pull-out larder and spice cupboards and useful re-cycling bins.

Corian worktops provide plenty of preparation space, also accommodating a moulded in double sink with an InSinkErator waste disposal unit. Cook up a feast for family and friends on the Britannia dual fuel range cooker with substantial stainless steel extractor hood. With plenty of space for a large dining table and chairs, the Kitchen currently also houses an additional breakfast bar which is free standing and easily removed.

Tucked off the Kitchen is a large utility room offering access outdoors, also serving as a boot room with plenty of storage including built-in laundry bins, plumbing for washing machine and space for under-counter tumble dryer and wine fridge. The Travertine stone flooring continues through from the Kitchen and there is also ample space for free-standing fridge and free-standing freezer.



SAVOUR THE MOMENT

SOAK & SLEEP

From the reception hall, ascend the bifurcated stairs, making your way left to reach the family bathroom. A large bathroom, recently tiled underfoot and awash with light from a Velux window above, the separate shower unit is accompanied by a WC, bath with showerhead attachment and a vanity unit with over-mirror and adjoining cupboards.

Capturing glorious views out over the greenery to the front, an arched window evokes the origins of this former barn in the neighbouring bedroom. A comprehensive range of fitted bedroom furniture allows plenty of space for a king size bed, with maple flooring underfoot which is carried through in all the bedrooms. An en suite shower room with accompanying WC and vanity unit offers a private space in which to refresh.

Opposite the family bathroom a second double bedroom awaits, again with a fully fitted suite of bedroom furniture and space for a king size bed.

Turning right from the split staircase leads to a long light filled landing with windows overlooking the rear garden and beyond towards the ancient village church tower. A third double bedroom can be found to the right, again fully fitted with a suite of furniture and room for a king size bed. This is a bright, cheerful room courtesy of double aspect windows, again giving extensive views over the rolling countryside.





Seek refuge in the main bedroom, sequestered away at the end of the landing. A bountiful and bright space with impressive views to the south and the west out of dual aspect windows, with sight of the Bickerton Hills. Storage is in abundance in the master suite with fitted wardrobes and drawers alongside a fully furnished dressing room, discovered through a wide arched entrance. Again, space between the bedside units allows for a king size bed.

Continue through the dressing area to the enormous en suite, fully tiled and featuring a large bath with showerhead attachment, separate shower unit, WC, bidet and twin sinks moulded into composite top within vanity unit including large over-mirror.

HAVEN FOR NATURE

Enveloped within over four acres of garden and paddock land, the tranquil surrounds of The Old Barn amplify the ambience of peace and calm. Landscaped and brimming in seasonal colour, take a turn about the garden, where a series of seating areas, pathways and patios allow you to take advantage of the sun and shade throughout the day.

In summer, relax by the lake as the dragonflies flit by, whilst in spring witness the bank to the far side bloom as the daffodils erupt, later joined by the blue of forget-me-nots. Other wildflowers such as cowslips and primroses are to be found scattered around the garden.

Watch the wild mallards come and go, often breeding in the flower baskets! The resident wild moorhens invariably rear two clutches of chicks each year and the lake attracts the occasional kingfisher, heron and greylag geese. Buzzards are to be seen regularly gliding around the skies.

“What I enjoy and feel the most pleasure from here is standing outside and absorbing a feeling of peace with a capital P.”







ANNEXE OPPORTUNITIES

Separate from The Old Barn, discover annexe living potential above the quadruple garaging, where a pedestrian door leads to a quarry tiled hallway, off which lies an understairs cupboard and a cloakroom with vanity basin and WC. Stairs lead up to a large, light and airy room, previously home to a full -sized billiards table, fitted with a kitchenette area with corner sink, built in fridge, cupboards and with plenty of space in which to dine, relax and unwind away from the main house.

Off this main room is a light-filled double bedroom with fitted furniture, en suite shower room, WC and vanity unit. A delightful, bright apartment, it could be ideal for visiting relatives, dependents, or teenagers. This space could also be used as a gym or separate home office. The quadruple garage below, with the benefit of automatic doors, also has a butler's sink and a combi-boiler for instant hot water and feed to the radiators on the floor above. The rareness of finding a building of this size in addition to an impressive family house cannot be overstated.

Behind the small single Garage is a utility area previously created as a dog run, with wood shed, outside lights and water supply. Three brick-built stables and tack room, all with interior and outside lights, are perfect for equestrian enthusiasts. The tack room also has a butler's sink and electric water heater.

The paddocks are separately gated, each with their own water supply and separate access from the lane. For owners without horses the paddocks have been grazed by a local farmer on a completely informal basis, which may be discontinued at any time.



ON YOUR DOORSTEP

Rural but not remote, from the comfort of The Old Barn, pull on your boots and enjoy the comfortable mile walk into the local village of Bunbury. Call in at one of the trio of nearby pubs to quench your thirst or have a meal after a day of exploring.

The village is well stocked with amenities including the church of St Boniface, a community hall, medical centre, good primary school and well-supported “chippie”! Perfect for families, there is also a local playground and a woodland trail with swings.

The Old Barn is just a short drive from the famous Sandstone Trail, the Bickerton Hills and Delamere Forest. Beeston and Peckforton Castles are close by for fun family walks.

For commuters, Crewe Station is only a 20-25 minutes’ drive away, providing direct train services to London. Manchester Airport is easily accessible, just 45 minutes away via the motorway. There is a bus stop nearby on the A51 offering routes to Chester and Nantwich.

With plenty of local amenities and attractions to hold your interest, retreat to the comfort and seclusion of The Old Barn, a home in tune with nature and the sunsets, where worldly worries seem to slip away.

Ask the Owners

Where do you go when you need...



Groceries?

Co-op in Bunbury



A walk?

There are lots of lovely walks in and around Bunbury



A bite to eat?

The Nags Head in Haughton



A day out with the family?

Chester, just 30 minutes’ drive away



A local pub?

The Dysart Arms in Bunbury

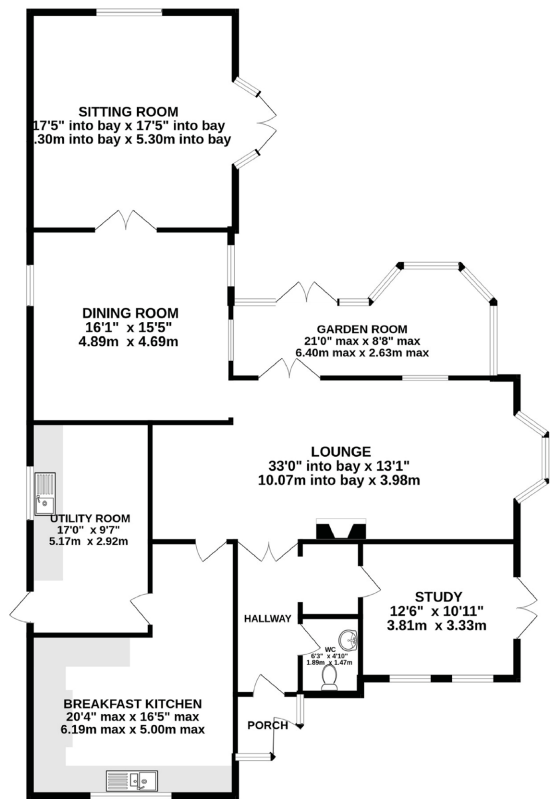


School?

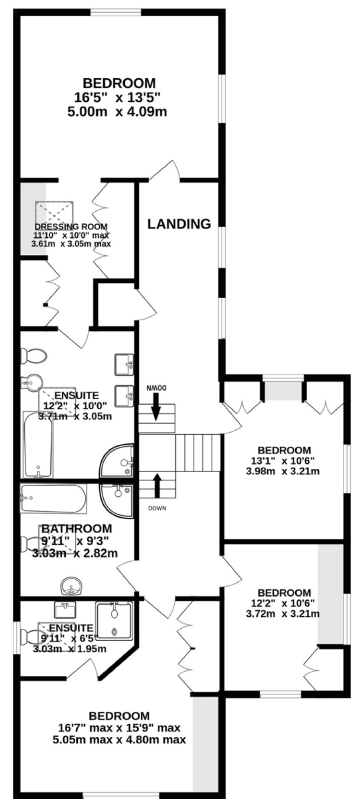
Bunbury Primary School or Tarporley High School



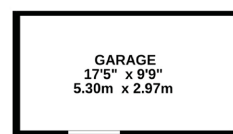
GROUND FLOOR
1762 sq.ft. (163.7 sq.m.) approx.



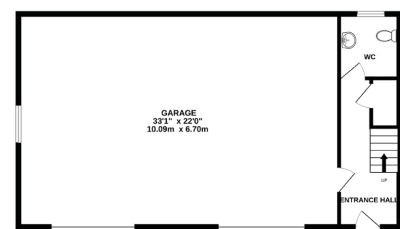
FIRST FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



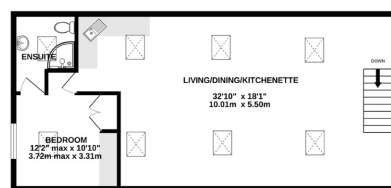
GARAGE
170 sq.ft. (15.8 sq.m.) approx.



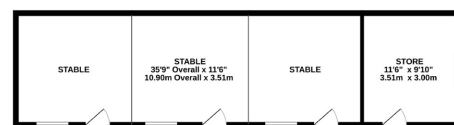
GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



FIRST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



STABLES
525 sq.ft. (48.8 sq.m.) approx.



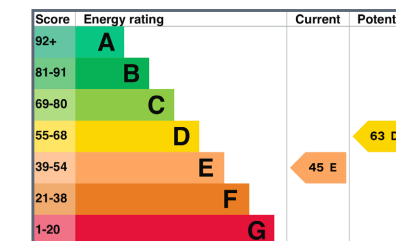
TOTAL FLOOR AREA: 5311 sq.ft. (493.4 sq.m.) approx.
EXCLUDING GARAGES/OUTBUILDINGS: 3041 sq.ft. (282.5 sq.m.) approx.

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.

Specifications

- Quiet location in the heart of Bunbury Village
- 3041 square feet of internal living space
- 4.26 acres
- Versatile spaces throughout the home
- 4 bedrooms, 3 bathrooms
- Separate annexe
- Triple stable with separate road access to paddock
- Landscaped gardens brimming with wildlife
- Conveniently placed to nearby amenities

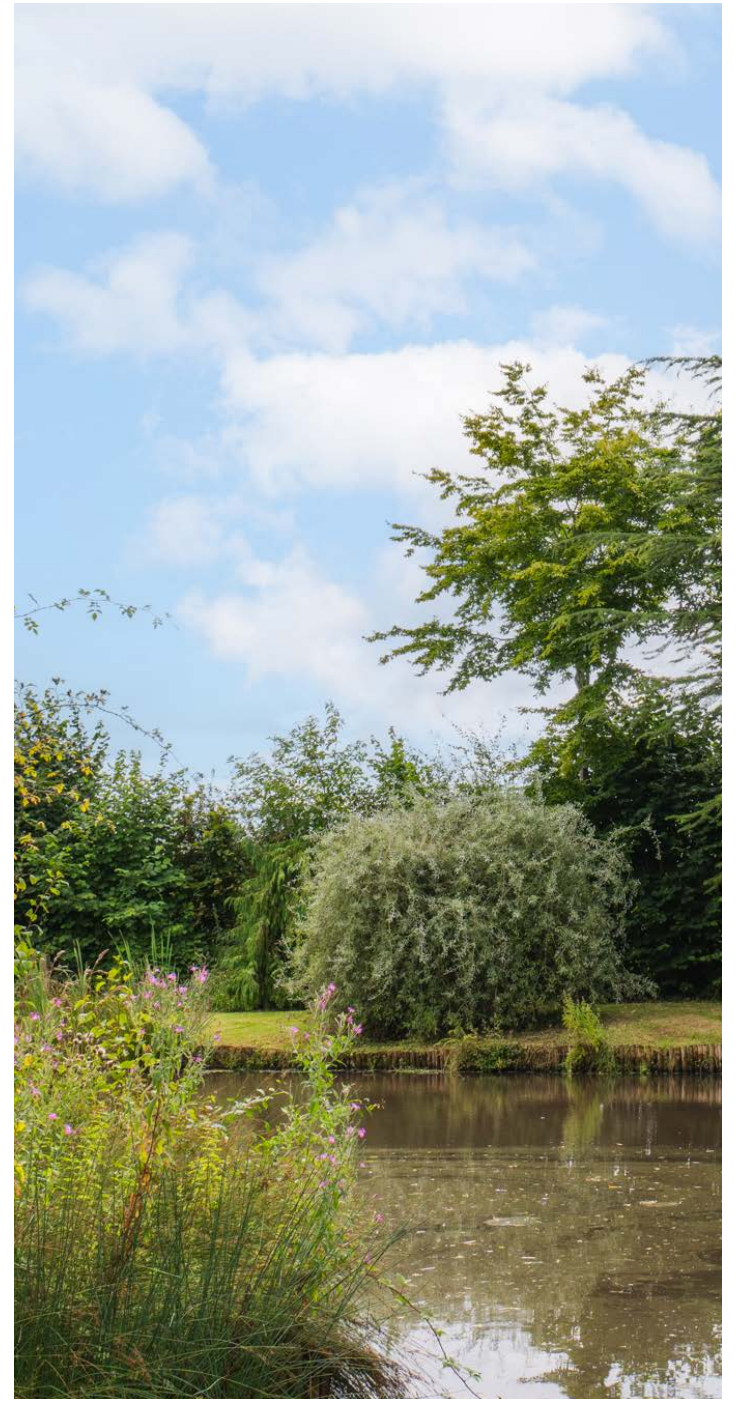
See Ian's
Video
Tour



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