



BARN OWL FARM
GREAT BARROW



Enveloped in countryside, yet so easily accessible for city commutes and transport links, experience the tranquillity and contentment of rural living at Barn Owl Farm, a bespoke built home, balancing farmhouse living with modern day comforts.

Set in 2.2 acres of landscaped gardens and paddock land, Barn Owl Farm beckons. Pull through the gated entrance and along the broad driveway where there is ample parking, alongside a triple garage. Manicured planting to the front sets a stunning scene upon arrival, with all-season colour a feature of the gardens.



SENSATIONAL SETTING

Built in 2009 by the current owners, on land steeped in agricultural history, Barn Owl Farm stands on the site of a former farmhouse. Purchased with planning permission granted, the current owners redesigned and resubmitted plans in order to better resonate with the traditional aesthetic of the surrounding farming community.

Blending seamlessly with the surroundings, Barn Owl Farm balances classic charm with modern comfort, designed with a modern, open and airy interior and ample glazing to maximise the stunning countryside vistas which surround, whilst sustainability is woven into its essence, courtesy of a ground source heat pump and underfloor heating on both levels.





A WARM WELCOME

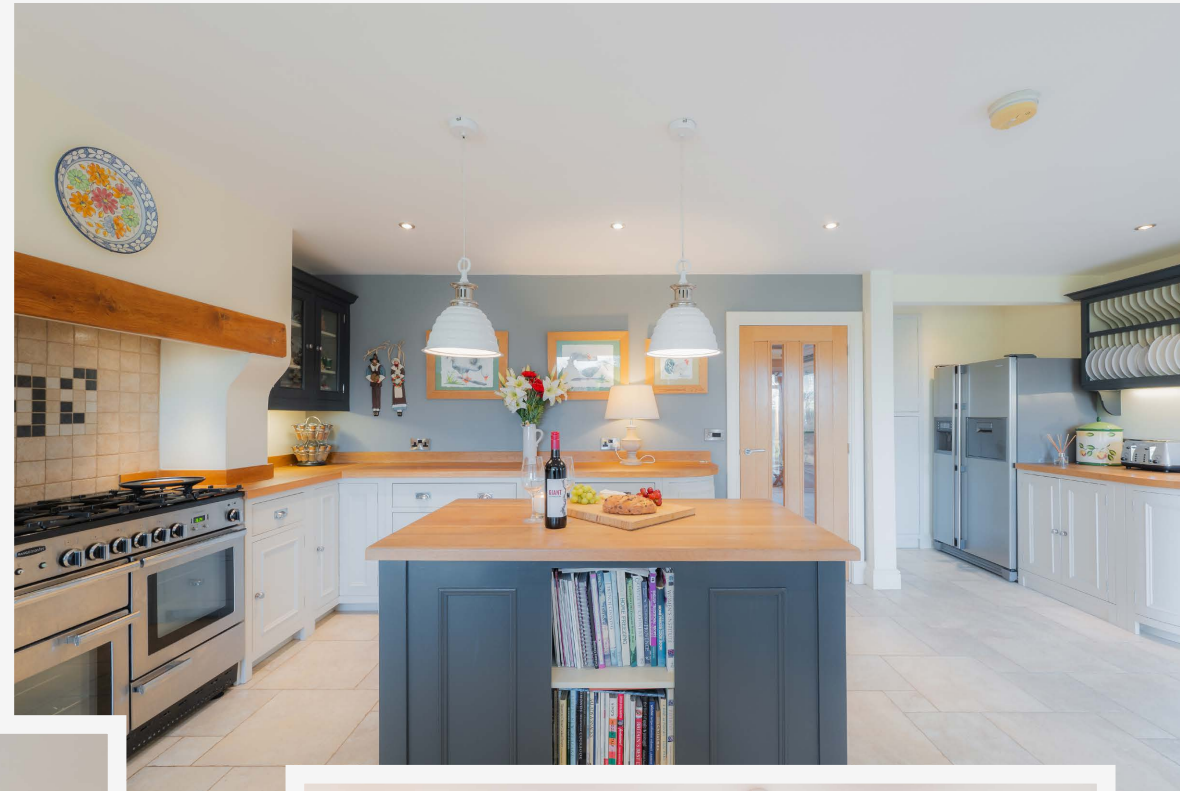
Make your way indoors, arriving via a light and bright porch, tiled underfoot and opening into an impressive double height entrance hall, where a solid wood staircase rises to a galleried landing ahead.

Spacious and bright, the entrance hall sets the scene for the home throughout – an opus of airy rooms flowing seamlessly for ease of living. Stash your coat and boots in the cloakroom on the right.



Continuing ahead, oak flooring from the entrance hall is replaced by cream tiles in the family kitchen, where the farmhouse feel cabinetry is dressed in blues and greys, balancing the character of the home with a contemporary lift.

Pendant lights feature above the central island, furnished with plenty of storage, a Belfast sink and breakfast bar seating. With ample space for an American style fridge freezer and a Range cooker in the inglenook, there is an effortless balance between country comfort and modern living. Velux windows and double doors invite the outdoors in, providing instant access to the garden for al fresco dining.



FEAST YOUR EYES

Open plan, yet subtly zoned, the kitchen extends through into a dining area where the double-sided log-burning stove also casts its warmth and glow through into the snug beyond. With its high, vaulted ceiling, tall, shuttered windows and double doors out to the garden, this cosy room is ideal for winter nights in front of the television or hunkering down with a favourite book on a sunny summer's afternoon.

“Everywhere at the back of house faces west, with views over the Welsh mountains toward Snowdonia. The sunsets are breathtaking.”





LIGHT-FILLED LIVING

Plantation shutters pull back to reveal another set of double doors, connecting the dining area to the oak-framed garden room beyond; a modern space, in tune with the garden surrounding it via windows and doors to three sides, inviting the sunlight in through Velux windows above.

A formal dining room also opens up from the family kitchen, currently also serving as an office. With a host of versatile rooms, there is plenty of flexibility to repurpose spaces to best serve your family's individual needs.



Reconnect with the entrance hall from the dining room, where a useful WC with wash basin can be found beneath the stairs, before arriving at the spectacular drawing room.

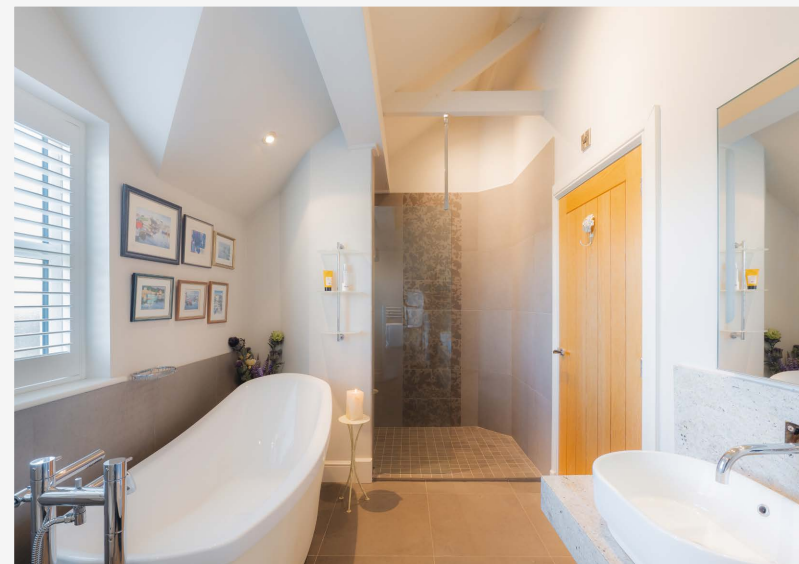
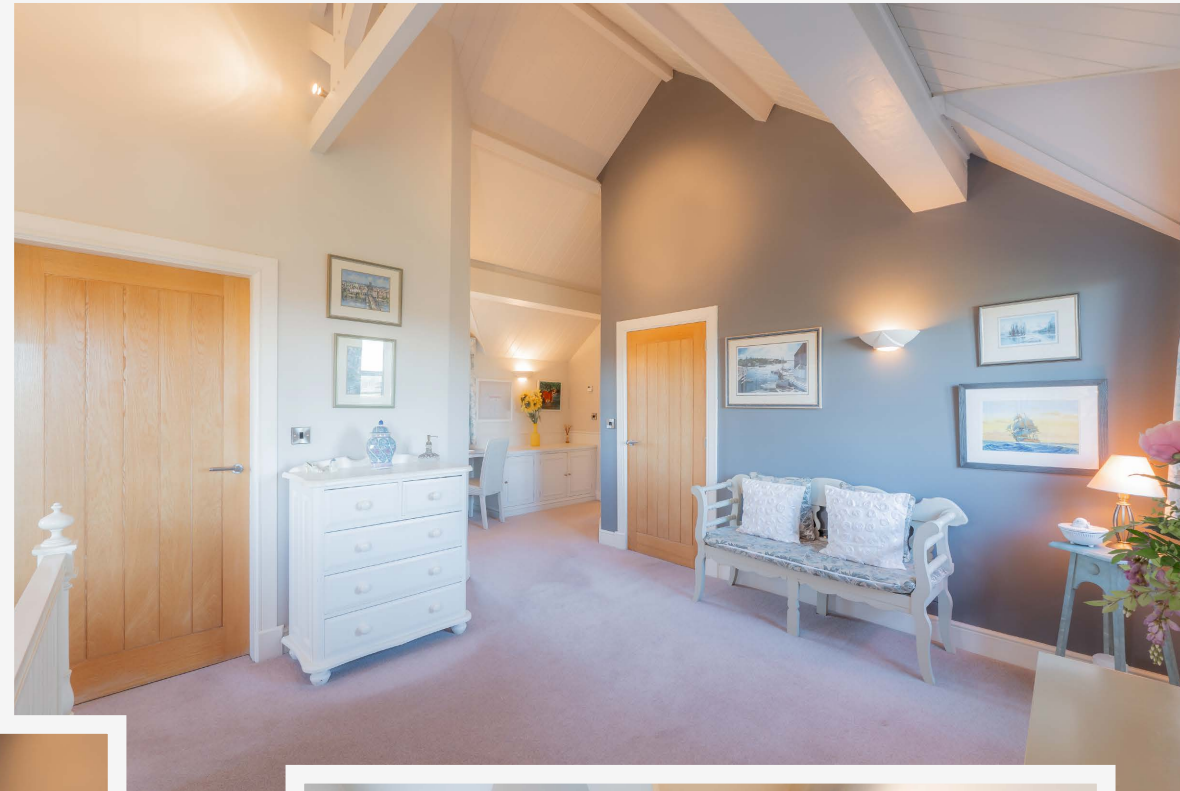
Light streams through three sets of doors, bringing the outdoors in, whilst an open fire instils warmth and welcome throughout the room. A handsome beam spans the ceiling, infusing character, with traditional oak flooring underfoot.

From the entrance hall, ascend the oak staircase to the gallery landing above, carpeted underfoot and light and bright.



Sanctuary awaits in the spectacularly sized main bedroom on the right, whose pitched ceiling embellished by A-frame beams captures the flood of light entering through dormer windows to the front and rear, embracing the spectacular views. Another window to the side provides a view out over the northern aspect of the home. Masses of built-in storage ensures a crisp, clutter free sleeping space, with a fitted dressing table and walk-in wardrobe.

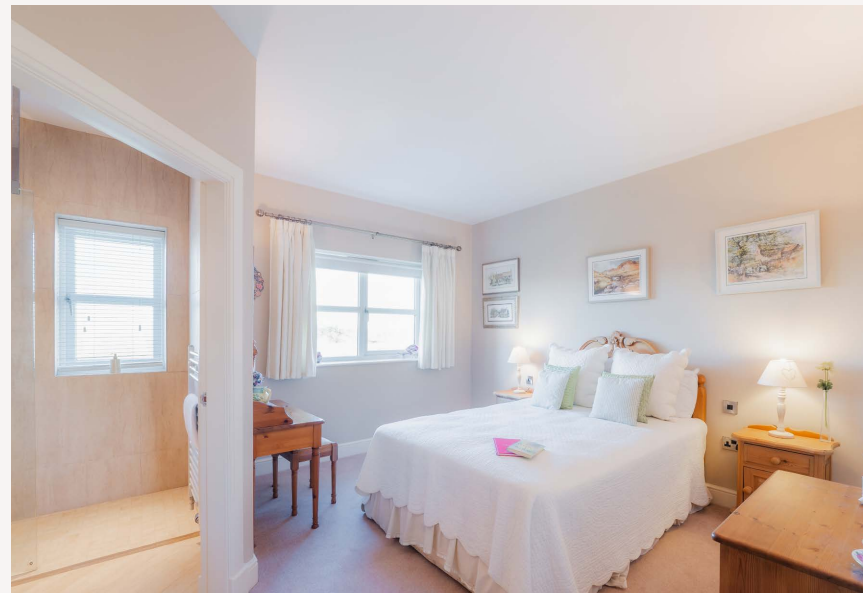
Soak away the cares of the day in the luxurious en suite, with free standing tub, walk-in, wet room shower, twin wash basins, heated towel radiator and WC.



"We are right in the heart of the countryside, it's very quiet and peaceful."

AND SO TO BED

Returning along the landing, on the right reach the first of the guest bedrooms, a peaceful and bright double with views out over the garden, paddock and to the Welsh hills in the distance. Freshen up in the en suite, with wet room shower.



Privately nestled to the opposite side of the light-filled gallery landing are two further double bedrooms, one overlooking the rear garden and paddock, furnished with a beautiful bathroom en suite, and bedroom four with a shower room en suite, positioned to the front of the home, looking out over the landscaped garden with its lollipop trees and broad driveway.



GARDEN & OUTBUILDINGS

A testament to nature and colour, the gardens at Barn Owl Farm produce a riot of colour throughout the seasons. Designed with the vision of creating interest and beauty at every turn, a symphony of bushes, shrubs, roses and spring bulbs awaits, ensuring a kaleidoscope of blooms and foliage with a particular focus on perennial colour.

From the side of the home, stroll along the fragrant walkway, which winds its way around to the rear garden, where vibrant displays of colour can be seen throughout the spring and summer, while winter relies on the steadfast beauty of evergreens.

Filling the terrace outside the drawing room with fragrance, the mature wisteria frames the French windows for a showstopping focal point. An abundance of roses, a collection of old-world charmers to hybrid teas, shrub roses, ramblers and climbers is another highlight.



“When we bought the land, there was nothing here, it was just a bare field. We constructed the whole garden, dug out the borders, laid the stone by hand and planted every tree and shrub.”



Through a gated entrance, the paddock stretches out, offering an ideal space for ponies, with a stable block containing tack room and store room, and with space to accommodate ride-on mowers and tractors also available.

For moments of peace and reflection, the summer house provides a tranquil retreat, perfectly positioned to enjoy the views of the surrounding landscape. When the gardens come to life, this home becomes a serene haven – the perfect retreat in which to relax and unwind.

The triple garage includes a main double garage and an oak-framed extension as the third bay. Upstairs, a light-filled studio, complete with Velux windows, serves as a haven for artistic pursuits and could easily be adapted as an office. Downstairs, a utility room adds convenience to this thoughtfully designed space.



OUT & ABOUT

Conveniently situated for easy access to Chester, Warrington and the Wirral, Barn Owl Farm is perfectly positioned for those looking to embrace country comforts whilst retaining connectivity to the surrounding cities.

With Chester and Warrington both a 20-minute drive from Barn Owl Farm, for those commuting internationally, Manchester Airport and Liverpool Airport are also reachable in 30-40 minutes. Train stations nearby, including Mouldsworth and Chester, serve local routes alongside reliable mainline connections to London. With the M56 just 10-15 minutes away and the M53 only ten minutes, travelling to the Wirral or into Wales is effortless.

Ideally placed for both business and leisure, for retail therapy, Cheshire Oaks outlet is a mere 15-20 minutes away.

Discover the shops, cafes and medical facilities available close by in the thriving villages of Kelsall and Tarvin, with a wide range of schooling at both primary and secondary level available in the vicinity.

Nature enthusiasts can discover a wide range of countryside walks, including Manley Mere, only a 10–15-minute stroll away.

The consummate family home, bespoke designed to sit seamlessly within the glorious natural world that unfurls from the doorstep, Barn Owl Farm provides the perfect balance of character and contemporary features, offering so much space for a family to grow and make lasting memories.



ASK THE OWNERS

Where do you go when you need...



A walk?

There are lots of walks on the doorstep including Manley Mere and Helsby Quarry Nature Reserve



A bite to eat?

Cornichon in Tarvin



A day out with the family?

Cheshire Oaks, Chester Zoo or Blue Planet Aquarium



School?

Barrow CE Primary School, Ashton Heyes Primary School, The King's or Queen's School



Groceries?

Tesco in Helsby

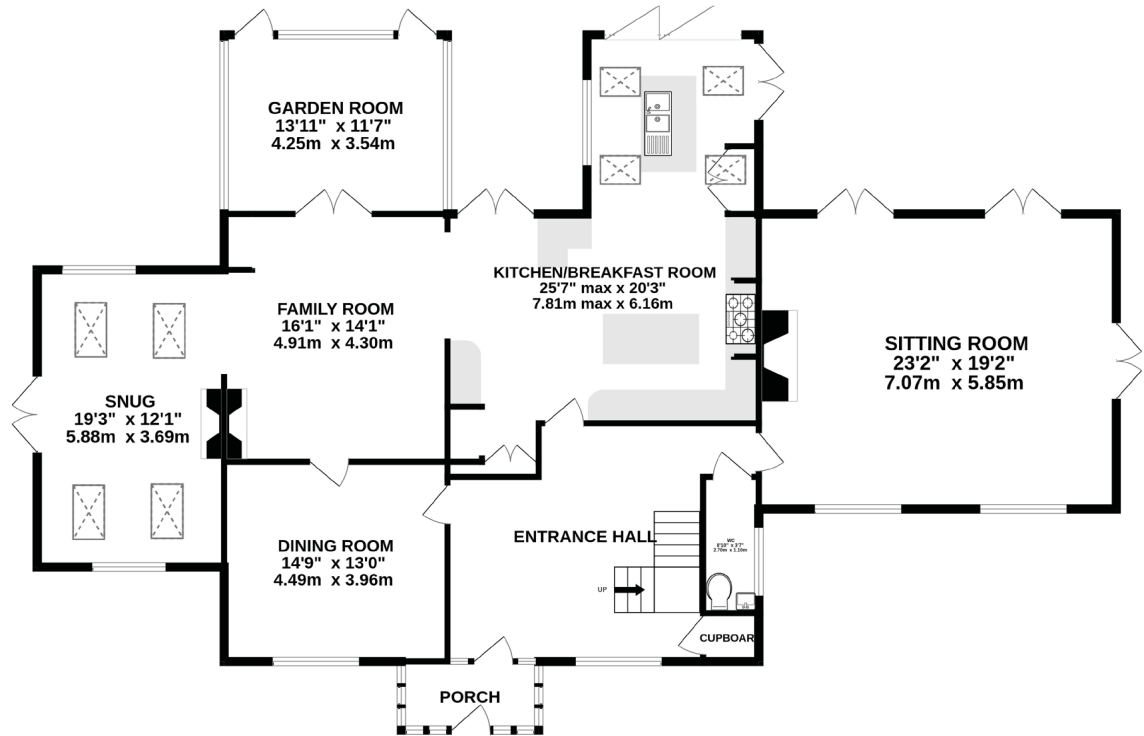


A local pub?

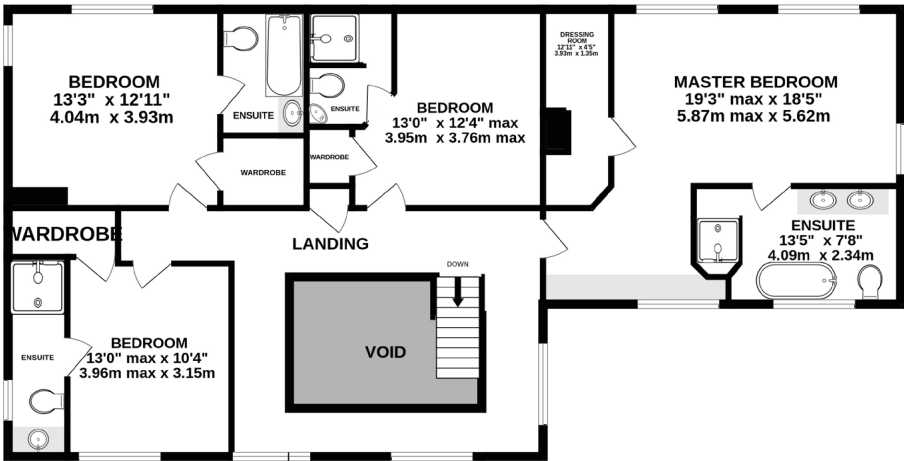
The Chester Fields Country Pub in Chester



GROUND FLOOR
1997 sq.ft. (185.5 sq.m.) approx.



1ST FLOOR
1344 sq.ft. (124.9 sq.m.) approx.



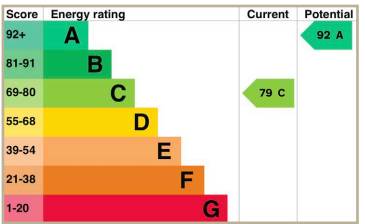
TOTAL FLOOR AREA: 3342 sq.ft. (310.4 sq.m.) approx.

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

- Bespoke-built Great Barrow home, balancing farmhouse living with modern day comforts
- 2.2 acres of landscaped gardens and paddock land
- 3342 square feet of internal living space
- Energy-efficient features including ground source heat pump and underfloor heating
- Open-plan family kitchen
- 4 double bedrooms, all with en suite bathrooms, including a luxurious main bedroom with a free standing bathtub and walk-in shower
- Stunning all-season gardens featuring wisteria, roses, evergreens, and perennial plants
- Stable block with tack room and storage, perfect for ponies or equipment
- Triple garage with oak-framed extension and upper-level studio/home office
- Excellent amenities on the doorstep, with rail links to London, Chester, Liverpool and Manchester
- Within easy reach of the M56 and M53 motorways

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