



SWALLOW BARN
SARN



Tranquil, characterful and steeped in light, on the leafy borderlands of North Wales and Cheshire, discover Swallow Barn, a rural refuge of a barn conversion that perfectly balances country calm with modern comfort.

Originally a working cattle shed, Swallow Barn has been thoughtfully transformed over the past two decades, retaining a wealth of original features connecting it to its byre origins, while embracing contemporary living.



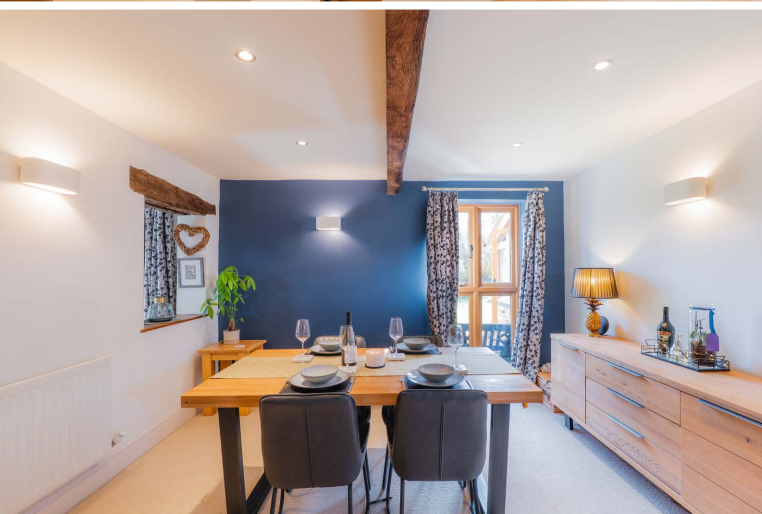
Picturesque setting

Nestled amidst countryside and birdsong, Swallow Barn is rural, yet not remote, just four miles from Malpas, a thriving hub, where you can find essential amenities including doctors, dentists, restaurants, pubs and shops. A private, electric-gated entrance provides privacy from the wider world, opening to a driveway with plenty of parking for four vehicles alongside a characterful oak-framed double garage.



From the front door, step into the quiet calm of the entrance hall where elegant herringbone parquet flooring sets the tone for this warm and stylish home.

To the left, the atmospheric dining room showcases original beams, infusing ambience when entertaining. Centrally situated close to the kitchen, this open plan and versatile space could have multiple uses including a playroom, or a games room, highlighting the home's adaptability for family life.



Heart of the home

Continue through, past the downstairs WC, to the sociable and practical kitchen, painted in a soft grey palette for a serene and modern feel. Storage is ample, with a substantially-sized larder cupboard solving all your baking needs.

Practical tiling flows out underfoot with an array of appliances including a built-in gas hob, double oven and wine fridge, alongside space for a fridge freezer and dishwasher. Sociably styled, the island breakfast bar provides the perfect spot for casual dining, while an adjoining utility room, with sink and plumbing for washing machine and dryer, keeps everyday clutter at bay, again brimming with storage.

Relax & unwind

The heart of the home, the warm and inviting orangery, added seven years ago, has transformed Swallow Barn, bringing the outdoors in and creating a natural gathering space. Warmed by underfloor heating, a log burner and an undeniably welcoming atmosphere, this is a space where family and friends naturally come together, making it the true hub of the home.

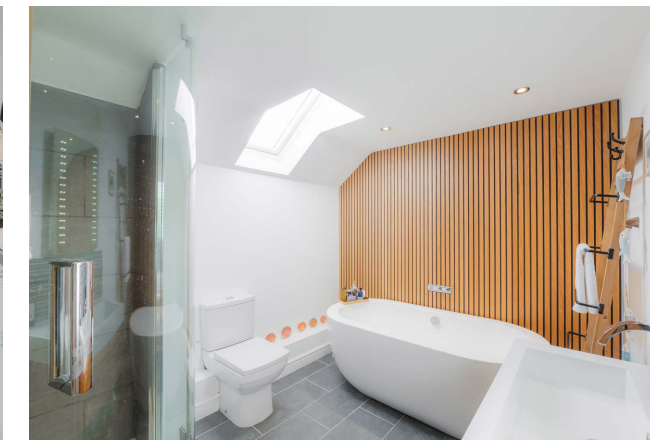




For quieter moments, the lounge at the far end of the barn offers a cosy retreat, featuring a traditional Cheshire-brick chimney with a log-burning stove. A beautiful wall-to-wall wide barn-style window provides open views on to the patio and garden, while in the summer, double doors open onto the patio, seamlessly blending indoor and outdoor living. Glancing back towards the home, the original rustic beam from the original cattle shed provides a characterfully curved feature above the modern doors.

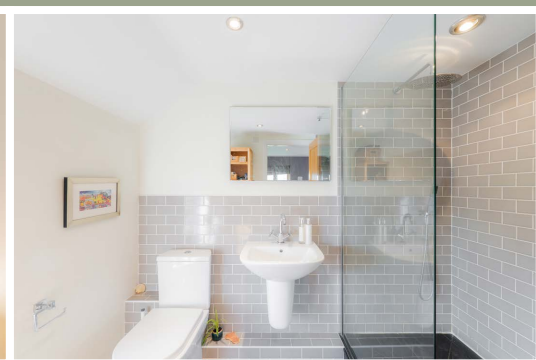
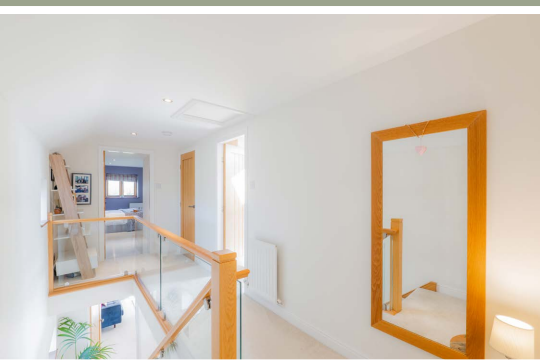
Also nestled to the right-hand side of the entrance hall, the dedicated office, fitted with bookshelves and storage, provides a peaceful workspace, ideal for those working from home utilising the “fibre-to-the-door” super-fast broadband.





Next door, the guest bedroom showcases elegant soft grey panelling to the feature wall and again offers ample storage space in the built-in wardrobes, while a third double bedroom, dressed in the same motif of soft grey tones, offers a spacious, calming retreat.

Off the large light-filled landing, the refreshingly-sized family bathroom, with a natural, modern wood-panelled feature wall, furnished with a modern bath and a separate shower, as light streams in through a Velux high up in the ceiling above. Large grey tiles underfoot retain a connection to the natural, neutral colour scheme that permeates throughout the rooms of Swallow Barn.



A master piece

From the entrance hall, ascend the stairs to the light-filled landing with a modern, contemporary oak and glass balustrade. Turning left along the plush, carpeted landing, seek sanctuary in the spacious master bedroom, a restful haven dressed in soft heather-purple tones, served by a wall of built-in wardrobes, and with a private en suite and a walk in shower surrounded by stylish grey metro tiles.



Tucked away at the far end, a beautiful sage-green double bedroom, served by built-in wardrobes, provides breathtaking views over open countryside and the garden, offering a truly tranquil escape.



Outdoor *enjoyment*

Designed for relaxation and entertaining, the garden is fully connected to the indoor entertaining space, with a broad patio area accessible from both the orangery and lounge providing a sunlit spot to enjoy morning coffee and al fresco dining. You also have the option to grow your own in the vegetable patch with its raised beds, set behind the garage which could also provide valuable space for a garden pod. The surrounding landscape invites exploration, with bridleways and walking routes leading in every direction - perfect for spotting the Welsh hills on morning strolls.



A *perfect* location

Ideally positioned for those who love the outdoors, but with all the facilities you need nearby, including excellent local schools, including one within walking distance of the doorstep, Swallow Barn is the ultimate country retreat for families or couples, retired or working.

Swallow Barn's setting, which is literally just over the border into North Wales, provides practical benefits such as free prescriptions and lower council tax rates. Surrounded by rolling fields and quiet country lanes, it's an idyllic setting for children to grow up, offering the freedom to safely explore on bikes and enjoy the outdoors.

Rural, but not remote, Swallow Barn offers the best of both worlds: a peaceful rural setting with excellent connectivity. Step out onto the Sandstone Trail and ascend the slopes of Bickerton and Peckforton Hills just 15 minutes away, while the stunning landscapes of Snowdonia, Llangollen and Llandudno are within easy reach for day trips.

Commuters will appreciate the convenience of Crewe station, just 30–40 minutes away, offering speedy links to Manchester and London,

while Liverpool is just under an hour's drive. Malpas, close by provides all the essential services you might need, from shops to doctors' surgeries, dentists and schools – home to excellent and highly regarded Bishop Heber secondary school.

The local community is a welcoming body, with a nearby pub currently being refurbished, and a village hall in Tallarn Green hosting music nights.

“The area offers peaceful times but also the opportunity to join in, there is plenty going on locally for everyone whether it's horse riding, to playing tennis or golf at Carden Park, there is also a fantastic local support network.”

A cherished family home, offering space for families to grow, visitors to stay and memories to be made, Swallow Barn, in its rural setting but close to amenities, with a beautiful blend of characterful charm and modern comforts is a truly special place to call home.



Ask the *owners*

Where do you go when you need...



Groceries?

Co-op Food or Malpas Farm Shop



A walk?

The Sandstone Trail or there are lots of local bridlepaths on the doorstep



A bite to eat?

There is a selection of cafés and pub restaurants in Malpas



A day out with the family?

Nearby walks, Chester, Manchester or Liverpool



School?

Malpas Alport Primary School or Bishop Heber High School

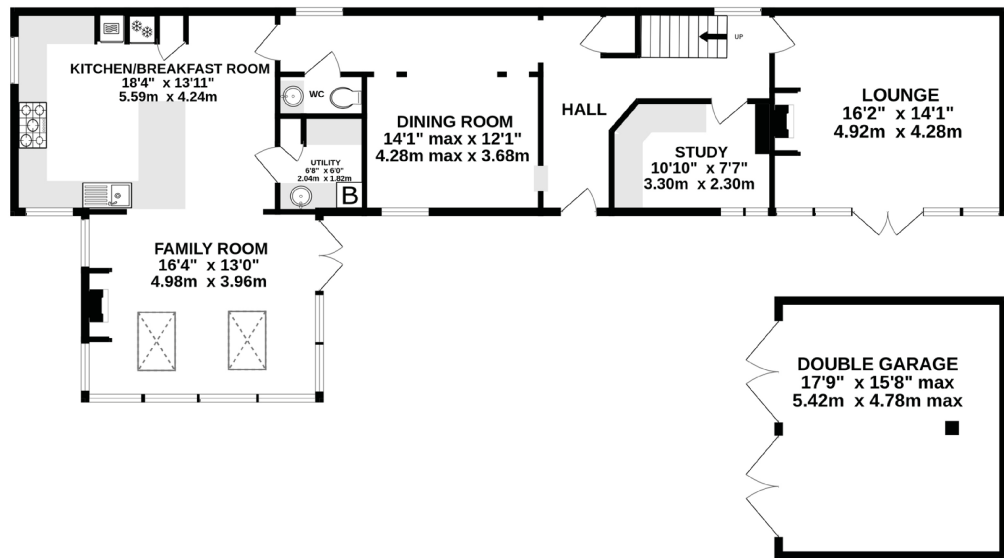


A local pub?

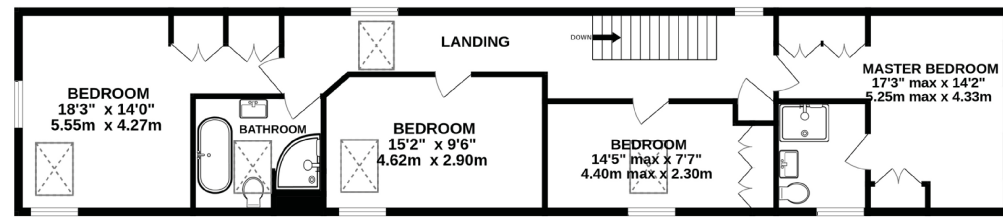
The Lion at Malpas



GROUND FLOOR
1449 sq.ft. (134.6 sq.m.) approx.



1ST FLOOR
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA: 2412 sq.ft. (224.1 sq.m.) approx.
EXCLUDING GARAGE: 2129.18 sq.ft. (198.19 sq.m.) approx.

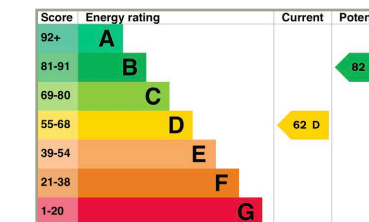
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Detached characterful barn conversion
- On the leafy borderlands of North Wales and Cheshire
- 2129 square feet of internal living space
- Extended living-dining-kitchen space overlooking the garden
- Generous living spaces throughout
- 4 bedrooms, 2 bathrooms
- Electric gated driveway with detached garage
- Excellent amenities on the doorstep



See Ian's
Video
Tour



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