



2 Abbots Barn

WHITEGATE

Prestigious Setting

Arrival at the Vale Royal Abbey Estate is an experience in itself as you turn off Whitegate Lane onto St Mary's Drive through the grand pillars, the driveway winds its way up through the golf course on the left and Churchwood on the right to the impressive Vale Royal Abbey ahead.

Taking the small right turn past the fields of horses leads you into Vale Royal Courtyard where you will find No.2 Abbots Barn. Steeped in history and enveloped in the tranquillity of the Cheshire countryside, No. 2, Abbots Barn is a home where past and present intertwine.

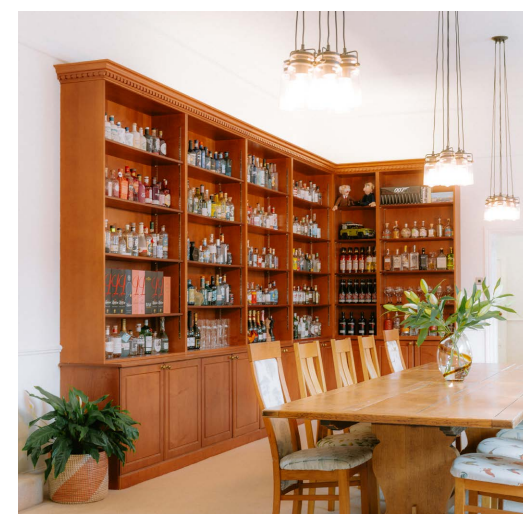
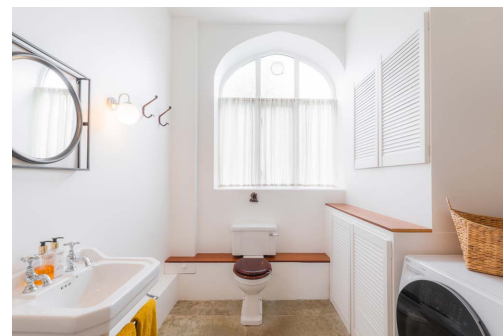
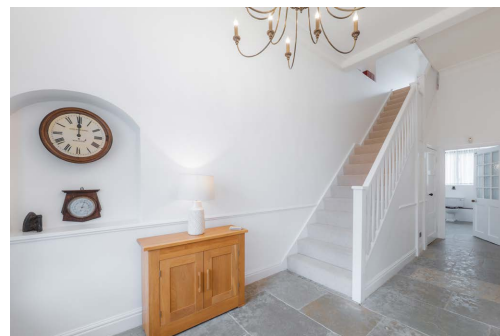
Nestled within the prestigious Vale Royal Abbey Estate, this Grade II listed former stables has been carefully restored over the past decade, blending timeless character with modern comforts. From its quaint courtyard setting, originally workers' cottages and carriage house, through to the front of the barn overlooking the 18th green of Vale Royal Abbey Golf Course with the warmth of its vast entertaining spaces, constructed in 1828 No. 2, Abbots Barn is more than a spacious home, it's a modern-day haven in the heart of a unique Cheshire community.



A Warm Welcome

Beyond the arched porch and characterful glazed front door, emerge into a broad, bright entrance hall, where stone flooring pays homage to the home's equestrian past. A home lovingly upgraded and renovated over the past decade, stripped back, rewired, replastered, reroofed and redecorated, No. 2, Abbots Barn is a classic home respectfully reinvented for modern living.

To the right, an illuminated alcove in the thick stone wall precedes the cloakroom, which doubles as a utility room, complete with plumbing for a washer and dryer.



From the entrance hall double doors with elegant beading open into the impressive dining room, a soothing and capacious room designed for togetherness and celebration. With bespoke shelving, thoughtfully chosen lighting to complement the grand size of the room, brings a refined yet relaxed ambience.

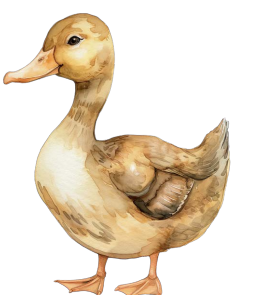
Overhead, bundles of exposed bulb pendants cast a warm glow over proceedings at the dining table, spacious enough to seat any number of guests, making this an ideal setting for gatherings and partying.

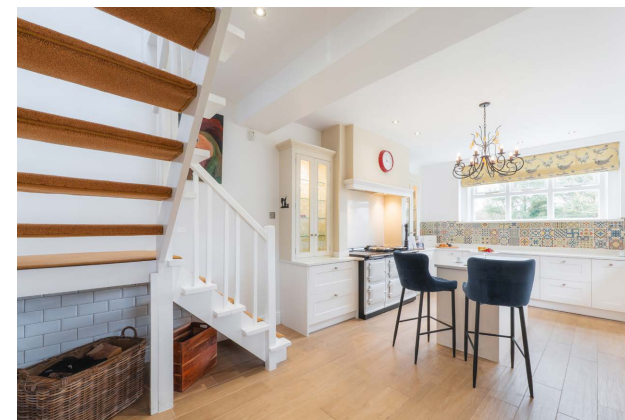
Character & Comfort

Steps lead up to the lounge area, where wooden flooring flows seamlessly into the light-filled lounge beyond. Here, a chair rail and simple white fireplace housing a top-of-the-range Ekol log-burning stove infuse character, comfort and warmth. During winter, this room is the ultimate retreat, set beneath a commanding David Hunt antler chandelier. A room that comes to life at Christmas, there is plenty of space for a towering Christmas tree, large windows frame views over the snow-blanketed golf green.



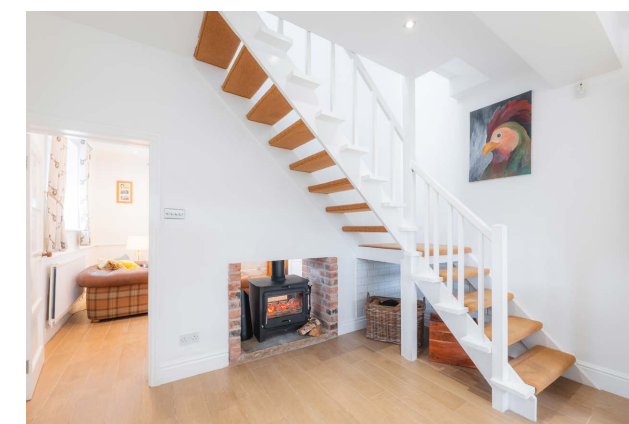
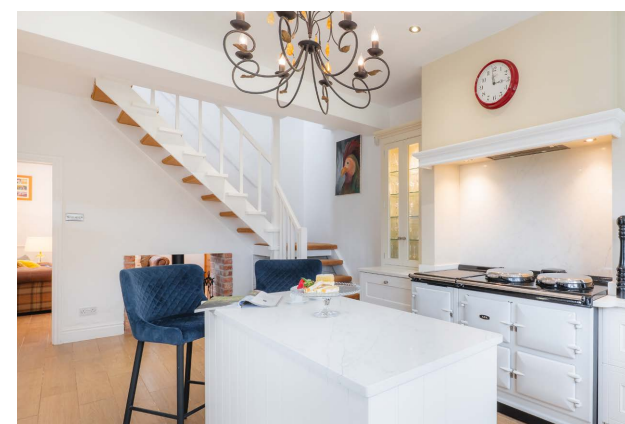
Returning to the dining room, connect through into the snug - a cosy space with views out towards the walled garden and the iconic abbey clocktower. Underfloor heating flows through from here into the kitchen, adding warmth, while the double-sided log-burning stove enhances the comfort and retains a connection through into the kitchen.





The Heart of the Home

Continue through into the kitchen, a sociable hub, where guests are naturally drawn to congregate around the warmth of the five-oven electric Aga. Premium appliances, including a Miele fridge, freezer, extractor, and dishwasher, add modern convenience, while ample storage space and a central island ensure this kitchen is the sociable heart of the home. With views over the golf course, this culinary hub is an inviting room in which to linger, perfect for sipping wine with friends on Friday nights.





Bedroom Bliss

Ascend the butler staircase from the kitchen to a large and light landing, leading to two of the home's four spectacularly sized bedrooms. Bedroom three sits above the kitchen, a peaceful place for loved ones and guests to retreat and rest in, overlooking the walled garden, and filled with light courtesy of four striking feature windows set high into the wall beneath the vaulted ceiling. Another David Hunt chandelier adds grandeur.

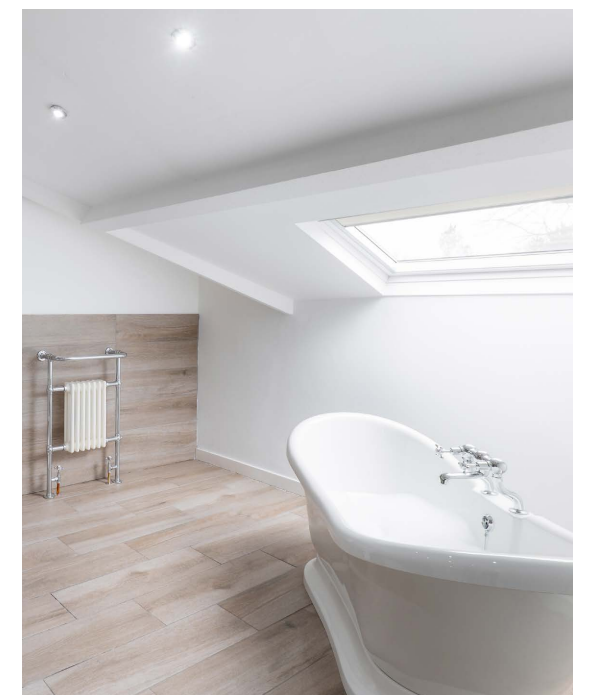
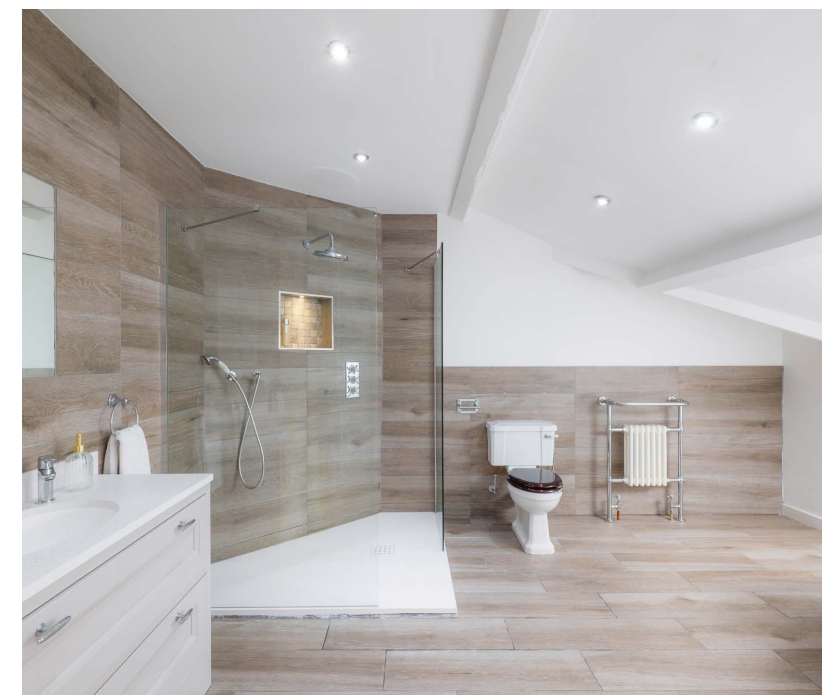
Across from here, bedroom four offers a more intimate feel, whilst retaining its spacious flow, set beneath a flat ceiling with attic space above - perfect for storing suitcases, Christmas decorations and more.



Seek sanctuary in the main bedroom opposite; a spacious haven, with exposed beams infusing olde-worlde charm. Serene and overflowing with light, the dressing room features a low, floor level window – another characterful touch providing leafy views out over the surrounding landscape. Soothe your aches in the luxurious en suite, complete with a roll-top bath and separate shower.



Continue up to the main landing, where painted white beams soar above, amplifying the sense of spaciousness and light. Refresh and revive in the newly fitted family bathroom to the left, gleaming with marble tiling. Featuring a double shower, a WC and a handsome Burbidge vanity unit, the low arched window invites soft, natural light.





Across the landing, bedroom two offers another spacious retreat, with fitted wardrobes and its own stylish en suite accessed through an arched entrance. Gleaming with marble tiling and featuring a double shower, a WC and a handsome Burbidge vanity unit, the large Porthole window invites soft, natural light.



With high ceilings, archways, and a characterful window seat overlooking the golf course, the landing accessed from the main staircase itself is an architectural feature, amplifying the home's unique sense of space and history.





Outdoor Oasis

Once part of the Vale Royal Abbey Estate, the gardens surrounding No. 2, Abbots Barn are thoughtfully designed to provide privacy and entertaining potential. At the front, round decking flows out over a pond where shimmering scales of carp and goldfish catch the light and glimmer from beneath the surface. This is a favourite spot to sit, particularly when events at the abbey bring a flurry of limousines and horse-drawn carriages - offering a front-row seat to the spectacle. Summer brings privacy through lush foliage, while sunsets over the golf course create a picture-perfect evening backdrop.

Privacy entreats to the rear, where the walled garden with its paved patio accessible from the kitchen, leads out to a lawn and a further patio space, safe and secure for children and pets.



Out & About

Nestled within the exclusive setting of the Vale Royal Abbey Estate, life at No. 2, Abbots Barn brings with it the opportunity to immerse yourself in a lifestyle rich in history, community and natural beauty.

Enjoy the prestige that comes as part of life at Vale Royal Abbey Estate, and take up membership to the golf club and club house (or simply make the most of a social membership and enjoy a thirstquencher at the 19th hole). There are also numerous fishing opportunities nearby.

With dog-friendly walks extending along the River Weaver, across church woodlands, and through picturesque farmland, snowdrops give way to daffodils which in turn give way to blankets of bluebells - a paradise for nature lovers awaits within touching distance of No. 2, Abbots Barn.

Embraced by a warm and welcoming local community, festive gatherings on the square, Christmas light switch-ons and a reassuring sense of familiarity among neighbours.

“The church at the end of the drive is so beautiful lit up in the evening.”

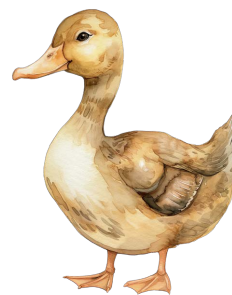
Families can also be assured of the high standard and range of choice when it comes to schooling in the area, with the highly regarded Grange School in Hartford offering independent, outstanding education from nursery through to sixth form, while Hartford Church of England High School and St. Nicholas Catholic High School provide excellent secondary options. For younger children, Whitegate Church of England Primary and Hartford Manor Primary are both within easy reach.

For dining and socialising, The Plough in Whitegate and nearby Hartford Hall offer versatile options for a drink or a meal, while the adjacent Church Woods, Delamere Forest, Marbury Quarry and the Whitegate Way provide endless opportunities for outdoor exploration.

Rural, but not remote, nearby Hartford is home to a range of boutique shops and cafes, while easy access to the A556 and direct rail links from Hartford and Greenbank stations ensure seamless connections to Manchester, Chester, Liverpool and London.

“I’ve always considered myself a custodian rather than an owner.”

A place of history, a place of comfort and a hub for bringing loved ones together and entertaining, from festive celebrations to quiet evenings by the fire, No. 2, Abbots Barn is a home that has been cherished for nearly a decade, and which is now ready to welcome its next chapter - and its new custodians.



Ask the Owners

Where do you go when you need...



Groceries?

Co-op in Hartford



A walk?

There are lots of walks on the doorstep around the Vale Royal Abbey Estate



A bite to eat?

DeFINE Food and Wine in Sandiway



A day out with the family?

Wales which can be accessed with ease using the nearby motorway links



A local pub?

The Plough at Whitegate

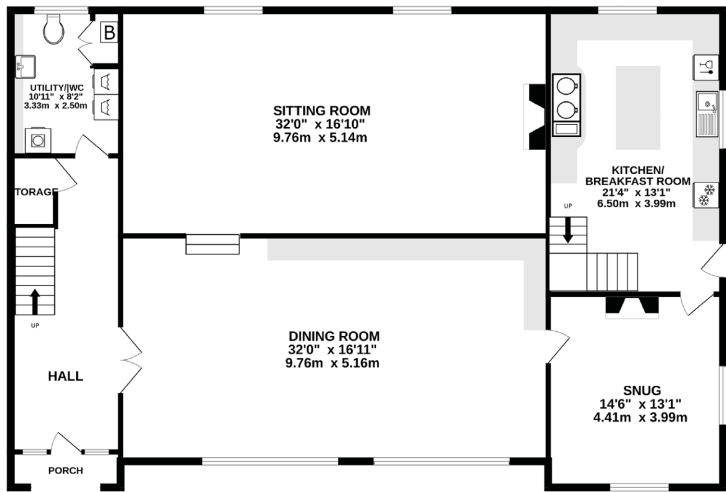


School?

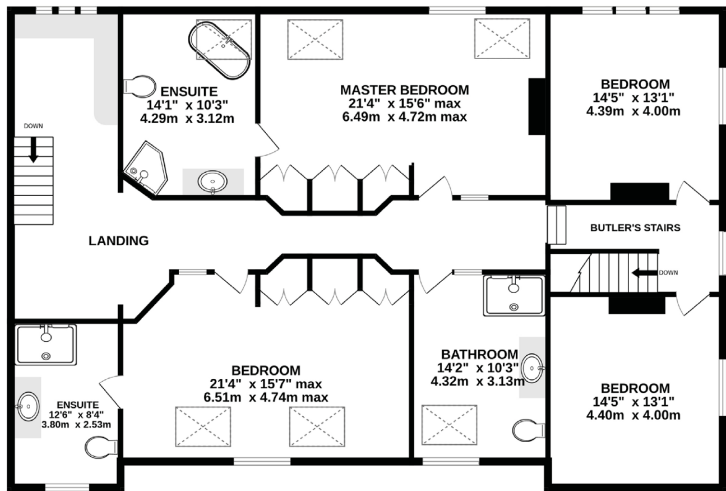
Whitegate CofE Primary, Hartford Primary or The Grange School



GROUND FLOOR
1963 sq.ft. (182.4 sq.m.) approx.



FIRST FLOOR
2013 sq.ft. (187.1 sq.m.) approx.



TOTAL FLOOR AREA: 3977 sq.ft. (369.5 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.

Key Details

- Prestigious Setting By Vale Royal Abbey, opposite the 18th green of the golf course
- Grade II listed
- 3977 square feet of internal living space
- Stunning character features throughout and beautifully restored interiors
- 4 bedrooms, 3 bathrooms
- Private wraparound garden, perfect for entertaining
- Excellent location for nearby amenities, transport and commuter links



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		

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2 Abbots Barn

Vale Royal Drive
Whitegate
CW8 2BA



storeysofcheshire.co.uk

hello@storeysofcheshire.co.uk
01606 339922 | 01829 700359 | 01925 595950

57 Church Street, Davenham CW9 8NF
56c High Street, Tarporley CW6 0AG