





On the brink of Bunbury and Spurstow, spacious intimacy, classic style and contemporary flow combine at the inimitable Stables Cottage.

Nestled on a plot of around 2.5 acres including roughly 1.5 acres of paddock, Stables Cottage is conveniently set off the road, beyond a five-bar gate which provides access through into the large stable yard, where ample parking is available. Continue up the drive past the garden to arrive at a large double garage where there is a turning area providing further parking when entertaining.



Dating back to 1834, the Earl of Crewe was believed to have used this home as stabling and accommodation for his groomsmen. An oak portico provides shelter and shade, as you step through into the spacious entrance hallway, tiled in a harlequin of earthy tones underfoot. Exposed beams overhead add character and warmth.

Ahead, a door opens to a recently upgraded downstairs WC with wash basin and vanity unit storage alongside a heated towel radiator.

The heart of the home, arrive at the wow-factor double height lounge, through an oak door, where the incredible Cheshire brick chimney breast reaches up into the ceiling, embellished itself in original A-frame beams.



Old School Comfort

Oak flooring extends underfoot, with a log-burning stove infusing the room in comforting warmth. Old school radiators add to the ambience, whilst high stable windows invite light in from the front, a large set of windows, furnished with a stunning window seat, hand carved by an artisan carpenter, looks out onto the yard.

To the left of the front door, oak and glass double doors open into a cosy, carpeted snug with views out to the courtyard, where nesting wrens, blackbirds and wagtails flit in and out of the creeping hydrangea.

“In winter, when I’m cooking in the kitchen with the double doors open through the snug and also open into the lounge with the log fire, it’s such a gorgeous view of the home – it looks so spacious and open.”



A home thoroughly updated and renovated throughout by the current owners, not a surface at Stables Cottage has been overlooked during its refurbishment. Testament to this is the classic yet contemporary solid oak kitchen, leading off from the snug.

A sociable central island is topped in granite, providing ample storage in the cabinetry beneath. Also accommodating a Neff induction hob and extractor hood, additional appliances featured include a set of side-by-side, eye-level Neff self-cleaning, ovens, a dishwasher, fridge and washing machine.

Chefs will be delighted with the built-in larder cupboard, affording so much space for essentials, with a 1.5 sink set beneath a window inviting an abundance of light through. Underfoot, beautiful granite floor tiles retain fossilised features, highlighted by the sunlight flowing in.





Easy Flow

Follow the easy flow of Stables Cottage, lifting the latch of the oak plank door through to the dining area opening, where the rustic, classic décor continues in a timeless fashion perfectly in keeping with the bucolic surrounds. Oak flooring installed by the current owners extends elegantly underfoot. Double doors lead onto a spacious, paved patio area providing opportunities to eat and drink outside.

Off the dining room, enter an inner hallway, flooded with light courtesy of the wide window to the courtyard.

Tucked peacefully away on the left is the home office, a flexible space furnished with plenty of power sockets. Ideal for those working from home, Stables Cottage is served with professionally hardwired cabling to ensure complete connectivity. Slightly off the main flow of the home, work in privacy with pretty views out over the yard. This room could easily serve as a fifth bedroom if required.



Three steps lead down to a potential annexe area, perfect for multigenerational living and with its own external entrance, living area with kitchenette and bedroom.

Spend sunny days in the garden room where double doors open onto patio and lawn. Oak plank flooring extends underfoot, whilst a kitchenette contains storage, a sink and fridge and is topped in marble.







Accessible Spaces

Also accessed off this secluded wing of the home is an accessible downstairs bedroom, replete with its own shower room containing WC, shower and wash basin. Perfectly safe, secure one-level accommodation for older relatives or even for older teenagers craving their independence, Stables Cottage offers multigenerational accessible living for all.

“All the main living is done in the rear of the home, looking out into the garden leading to the top paddocks. You rarely notice the road.”

There is also a staircase from this section of the home, providing access up to the first floor, but for now, make your way back to the main entrance hall.





Ascend the solid oak staircase to arrive at a bedroom currently serving as the master bedroom, private and peaceful, with mezzanine views down over the large lounge. As the sun rises, the glass chandeliers refract the light into a shimmering cascade of rainbows, one of many unique and beautiful quirks of this home. A supremely cosy bedroom, Kingspan insulation, installed by the current owners, features within the walls and ceiling.

Beyond, the bedroom opens into a dressing room, where there is ample space for wardrobes. An ensuite offers rest and refreshment, tiled in beachy tones and fitted with vanity unit wash basin, shower and WC and offering views out over the fields and farmland.

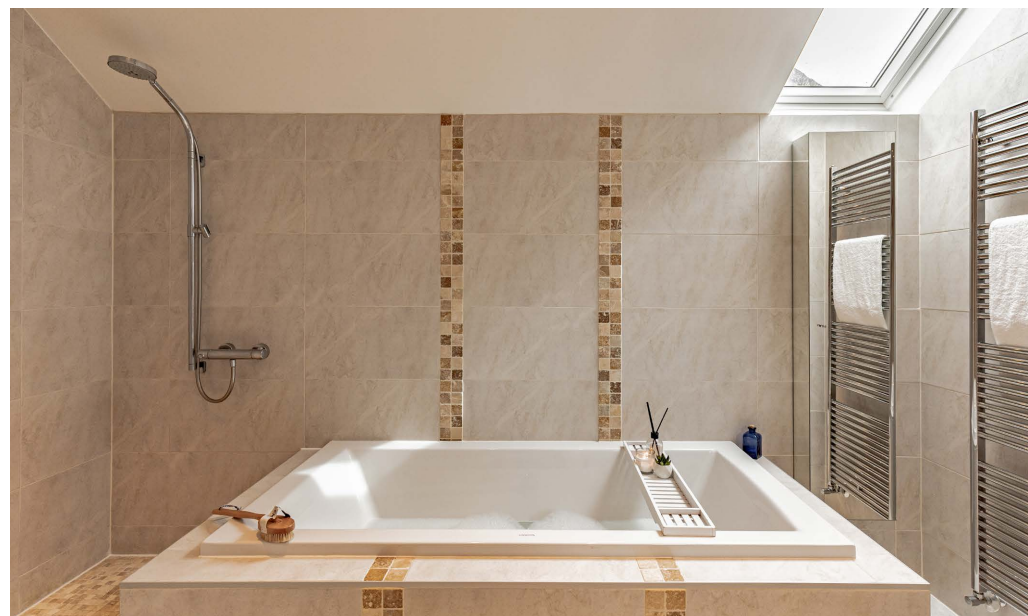
Accessed from the rear hallway and also from the dressing room is the main landing, off which two further bedrooms await.

Bedroom two, carpeted in cream and dressed in shades of grey, features fitted wardrobes and a dressing table. Multiple power points and aerial points in the bedrooms are ideal for computers and televisions.

Continue along the light filled landing, where windows look out to the courtyard and countryside, before arriving at the spacious family bathroom. Beautifully tiled and featuring a wet room shower, there is also the option to enjoy a soothing soak in the large bath, with a wash basin, heated towel radiator and WC also available.

At the far end of the landing, arrive at a large, bright bedroom, boasting leafy views out over the treetops and yard through windows to two sides. Peaceful and private, this bedroom also has its own ensuite with shower, wash basin and WC. At the end of the landing, the second set of stairs reconnects you with the ground floor via the rear hallway.

Along with extensive redecoration and refurbishment, Stables Cottage has recently had a new boiler installed alongside a high specification wastewater treatment plant.





Green Oasis

Step out from the garden room onto another broad patio (one of a number of patios around the home), edged in rose filled borders, perfect for soaking up the sunshine.

Three well maintained stables in the courtyard provide the perfect opportunity to keep your own ponies, sheep, goats or even alpacas, combined with well over an acre of paddock, mown over the years to a beautiful pasture finish. Surrounded in stock proof fencing, the paddock is safe and secure for children and pets. Children can enjoy a kickabout on the paddock, or a game of pitch and putt. The opportunities are endless.

Stroll about the garden among the fruit trees and watch for the frogs and visiting birds around the wildlife pond. A garden that will appeal to all nature lovers, the trees are brimming with nesting birds in the springtime.



On Your Doorstep

A footpath leads along one side of the paddock at the rear, delivering you into the delightful village of Bunbury, bringing the local primary school within walking distance for those with young families.

A traditional Cheshire village, with its array of old cottages, winding lanes and traditional pubs, enjoy a thirst quencher in The Dysart Arms, The Nags Head or The Yew Tree Inn.

Dog owners have their choice of walks in the rural surrounds, with both the Bickerton and Peckforton hills within easy reach. Walk along the canal or along one of the numerous footpaths in the village.

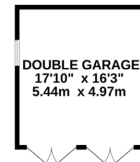
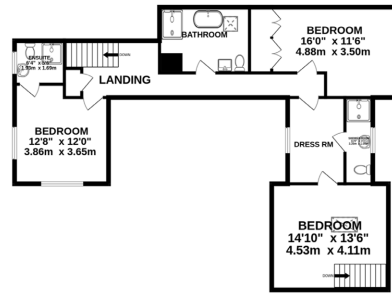
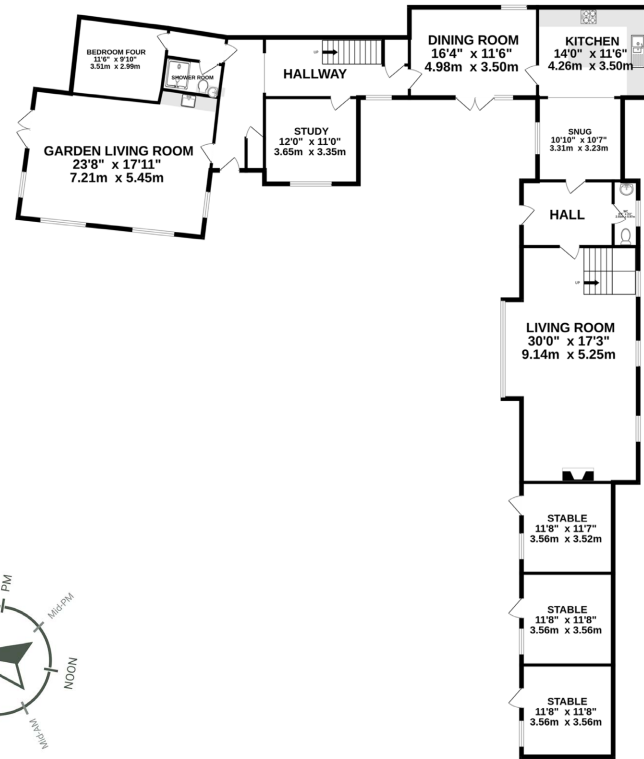
“It’s a gorgeous area to live in.”

Meet up with friends for a coffee at Tilly’s, a popular café in the village. Bunbury has a thriving social scene, with playing fields, bowling green and a range of clubs including gardening groups, dance classes and musical societies based in the village hall, hosting regular events.

Pick up your essentials at the local Co-op or head into nearby Tarporley to discover a range of independent shops.

With its own church and good doctors’ surgery, there is really no need to venture out of the village, but for those who wish to, road links are second to none, making it the ideal village for commuters travelling into Chester, Manchester, Liverpool and beyond.

Spacious living with versatility, warmth and comfort, Stables Cottage is a home with so much to offer to those who love the countryside and who wish to retain connections to the town and city.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 3353 sq.ft. (311 sq.m.) approx.

EXCLUDING GARAGE AND STABLES: 2658 sq.ft. (256 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

- Over 2500 square feet of living space
- Around 2.5 acres of land (including around a 1.5 acre paddock)
- Stables/outbuildings
- Versatile living
- 4 double bedrooms, 4 bathrooms
- Perfectly placed to nearby Bunbury and Tarporley

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