

Field House Farm

TARVIN





English country comfort

Down a quiet country lane, just moments from the main road yet a world away from the hustle and bustle of modern life, Field House Farm awaits. Tucked away at the end of a lengthy driveway, majestically lined in sculpted, neatly clipped holly trees, Field House Farm is the embodiment of a characterful English country retreat.

With rolling countryside views stretching uninterrupted in every direction, and its endearing dolls house appearance with gabled front porch, Field House Farm, upon arrival looks like a page torn from a storybook – an idyllic haven.

Park up on the large gravel driveway to the front, with further parking available in the former coach house garaging to the rear, before making your way indoors. With its traditional checkered tiled floor and built-in bench seating, the iconic porch provides a preview of the Victorian heritage felt throughout this characterful farmhouse.





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Character and charm

Beyond a traditional front door, Minton tiles spread out across the floor of the broad and bright entrance hall. Ahead, the distinctive Austrian pine original staircase rises to the first floor, whilst to the left the light, bright and bountifully sized lounge awaits. Cream carpet flows underfoot, whilst views extend out over the classically manicured and balanced front garden, evocative of the traditional English elegance of Victorian country farmhouses.

So spacious and cheerful, with a large log-burning stove issuing homely warmth from within its carved wooden surround, the lounge opens up to the rear, making it amply sized and comfortable for big family gatherings at Christmas time.





Effortless flow

Flowing effortlessly into the conservatory, Field House Farm embraces its sociable nature, seamlessly connecting indoor and outdoor spaces. Through French doors, sunlight spills into the conservatory, framing breathtaking views of the garden and stretching out towards the distant Welsh hills. Designed for both lively gatherings and relaxed moments, this room is made for entertaining.

“The views stretch back to the Welsh hills to the rear and out over Kelsall to the front. You have fantastic views from every window.”



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Family time

Drenched in sunlight, the traditional, farmhouse-feel kitchen lies to the rear of the lounge. White wood panelling to the ceiling evokes a chalet comfort, whilst terracotta tiles in soft tones lend practicality underfoot. Classic white cabinetry provides plenty of storage, topped in black granite, whilst the Aga cooker nestles within a handsome inglenook.

A rear hallway provides access to the practical spaces: a cloakroom with lower-wall panelling, fitted with a traditional wash basin and WC; a bright, white laundry room brimming with storage, featuring a sink and plumbing for a washing machine and dryer. Meanwhile, access to the garden can be found from the second conservatory.



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Heart of the home

Also leading off from the kitchen is the dining room, a spacious, central, sociable hub, with picture rail – a reminder of the heritage of the home. Wine and dine and make merry with family and friends in this welcoming room, overlooking the courtyard.

Reconnecting with the entrance hall, on the left lies the winter sitting room, a second sitting room where a log-burning stove lends toasty comfort, and views extend out over the garden and countryside to the front. A doorway here links once more to the central dining room.





Soak and sleep

From the dining room, a modern, spiral staircase ascends to the first-floor landing, where to the left the main family bathroom awaits. Emanating farmhouse comfort, high ceilings combine with abundant storage on the first floor, nowhere more so than in the bathroom, where a wall of built-in cabinetry provides a wealth of storage for all your linens and towels. Soak and cleanse in the deep bath, with showerhead attachment, as light spills in through the large window, providing leafy views out over the garden. There is also a separate shower.

Back along the landing to the left, and next door lies a separate wash basin and WC, conveniently serving the guest bedroom at the end of the inner landing.



Returning onto the main landing, arrived at via the original staircase, make your way to the master bedroom, nestled along a private hallway and served by a dressing room brimming with fitted wardrobes, and leading to an en suite bathroom containing wash basin, WC and bath with shower.

Savour the spectacular views from the large sash windows in the master bedroom, a truly spacious room, cosily carpeted and with far reaching vistas over the countryside, fields and to Kelsall in the distance.

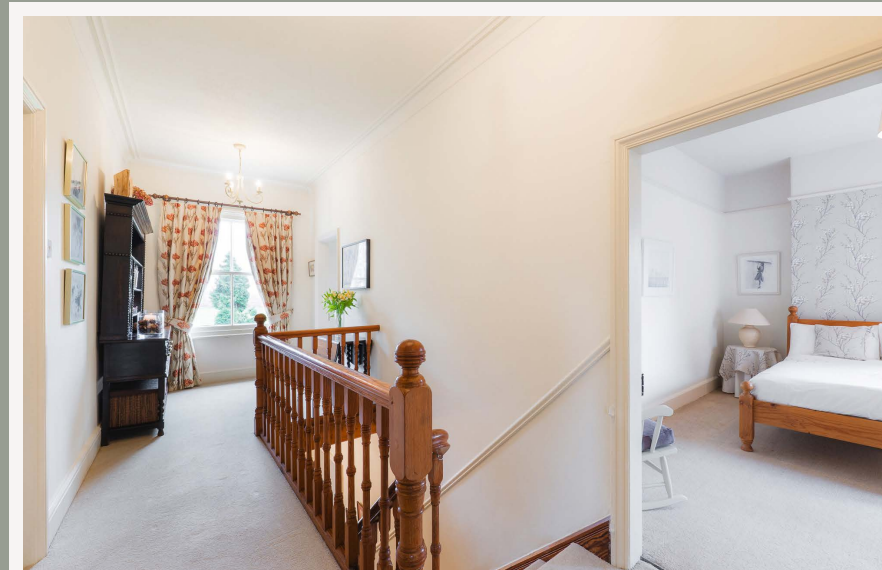


Room for all

Reconnect with the landing through a separate door, arriving at a characterful bedroom nestled to the front of the home, with ample space for a king size bed, looking out over the garden and fields.

To the right from the top of the handsome staircase, a further bedroom awaits, spacious and softly dressed in neutral shades, emblematic of the peaceful, soothing tones found throughout the home.

On the lower ground floor, accessed down a well-lit staircase from the dining room, discover a spacious cellar, currently serving as a home office, with plastered walls and spotlighting. This versatile space could also work well as a television room or games room.





Enveloped in greenery

Step outside from the farmhouse and into 5.5 acres of glorious garden space, where stables and outbuildings provide ample storage and equine possibilities. Spanning around three-quarters of an acre, the gardens are a beautifully varied and meticulously maintained haven of lush lawns, vibrant planting and thoughtfully designed spaces. A dedicated vegetable patch, greenhouse and gravelled, south-facing seating area - perfectly positioned to soak up the sun - offer places to grow your own produce and enjoy peaceful pockets of relaxation.

Beyond the gardens, the remaining acreage unfolds into two fields, ideal for keeping ponies or other grazing animals. Impressive mature trees provide dappled shade, while seasonal blooms bring ever-changing colour. From the conservatory, take in the magnolia in full bloom, its delicate pink and white petals a breathtaking sight in spring. Daffodils, tulips, primula, and camellias paint the garden in bursts of colour, alive in spring, creating a tranquil retreat that evolves beautifully with the seasons.





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The office and conference suite

Accessed along a separate driveway, providing total separation from the main home, with its own car park and parking for four or five cars, the office and conference suite adds another layer of versatility and potential to life at Field House Farm. A substantial detached office rises up over two floors, providing a wonderfully large workspace, with four generous rooms on the upper level. Porthole windows provide breathtaking panoramic views over the surrounding countryside, creating an inspiring setting for work and creativity.

Descend the stone spiral staircase to the ground floor, where a large store room, cloakroom with WC and a secondary storage space enhance the building's functionality and versatility. A spacious conference room completes the setup, offering a fantastic venue for meetings, workshops, or even a stylish home business hub.

The courtyard and garages

Set around a quaint cobbled courtyard, two characterful former coach houses now serve as garages, offering secure storage with a rich sense of history, with two stables also ideal for those with horses. Their original features add to the home's charm, while their adaptable nature provides potential for alternative uses.





Field House Cottage

Tucked behind the garages, Field House Cottage is a restful two-bedroom retreat. Accessible along a second driveway, also serving the offices and with private parking for two cars and its own garage for additional parking and storage, this cosy cottage is perfect for guests, extended family, or potential rental opportunities. Inside, a cosy lounge, bathroom, kitchen and utility room offer complete independence, while the sunroom bathes the space in natural light, leading out to a private garden, providing a peaceful haven in which to enjoy the rural surroundings. Originally part of a shippon, this homely cottage seamlessly blends heritage with contemporary comfort.



Out and about

Perfectly placed for both convenience and countryside living, Field House Farm, whilst tucked away from the frenetic pace of modern life, is set in a prime location within easy reach of Chester, North Wales and beyond. Everyday essentials are close at hand, with a Co-op and medical centre just across the road in Tarvin, while nearby Kelsall offers a wealth of amenities, including a brand-new health hub. For boutique shopping and bars, Tarporley's independent dress shops and artisan stores are close by.

For commuters, connectivity is effortless. The M56 at Helsby offers direct routes to Liverpool, Manchester and The Lake District, while Chester's historic city centre is just 20 minutes away. Renowned schools such as King's and Queen's in Chester and The Grange in Hartford are easily accessible, making school runs a breeze.

Surrounded by rolling countryside, outdoor adventure awaits from Field House Farm. The stunning trails of Delamere Forest are just minutes away, while the Clwydian Range and North Wales coast provide breathtaking escapes for walking, cycling, and exploration – a tempting lure just over the border.

“I love coming up the drive, it feels like a retreat.”

Set beyond its tree-lined driveway, Field House Farm is a welcoming retreat, balancing tranquillity with community, and overflowing with potential and possibility. Rural, yet not remote, secluded yet never isolated, with friendly neighbours and a village atmosphere just up the road in Barrow where playgroups can also be found.

Above all, Field House Farm, is a much-loved family home – a place to feel warm, welcome and at peace: a haven for whatever life throws at you.



Groceries?

Co-op Food, Tarvin



A walk?

North Wales, Delamere Forest or there are lots of local walks on the doorstep



A bite to eat?

The Morris Dancer, Kelsall or Cornichon, Tarvin



A pub?

The Morris Dancer, Kelsall



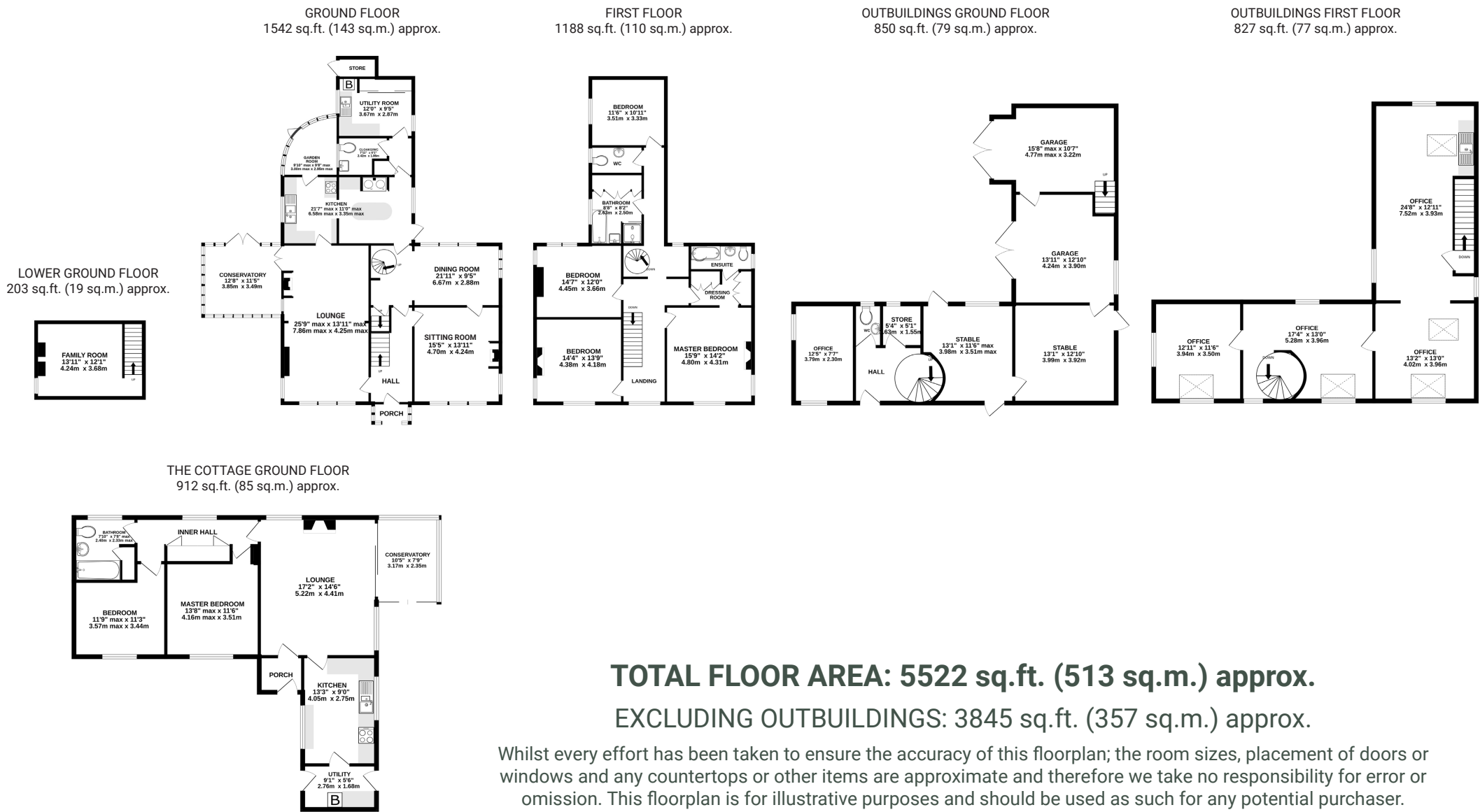
A day out with the family?

Nearby walks or North Wales



Schools?

King's and Queen's School, Chester or The Grange, Hartford



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