



Ashwood Brow Farm

ANTROBUS

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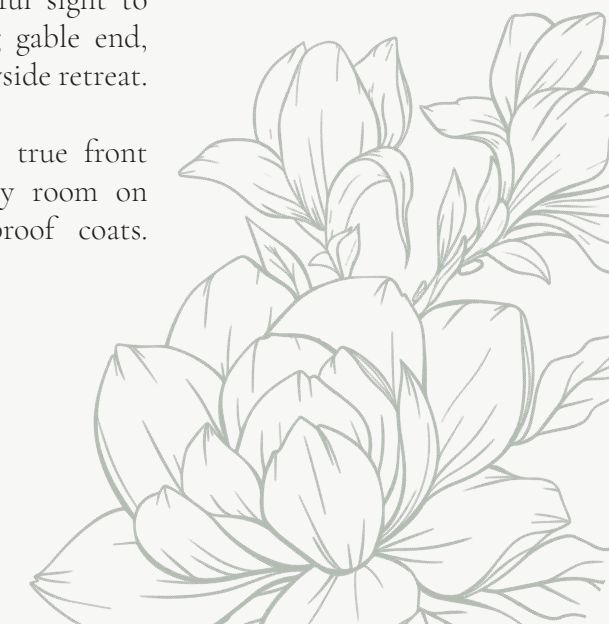
# Welcome home

A home with centuries beneath its beams and history etched into every brick, Ashwood Brow Farm is no ordinary country retreat. Positioned in the heart of the Cheshire countryside, just a short walk from the local pub and village hall, balance rural living with commuter convenience, with air, road and rail links at your fingertips.

Set within approximately 1.2 acres of grounds, including a paddock and a series of versatile outbuildings, this former farmhouse is believed to date back to the early 1700s, brimming with character from its beam-bedecked ceilings to its exposed brick fireplaces.

Off the leafy lane, the recently fitted gates open to a resurfaced driveway, providing ample parking for a fleet of cars. A characterful sight to behold, festooned in fragrant wisteria to its south-facing gable end, Ashwood Brow Farm is every inch the quintessential countryside retreat.

As is the way in the countryside, the back door is the true front door at Ashwood Brow Farm, with a convenient utility room on hand for muddy wellington boots and dewy waterproof coats.







## Room for all

Beyond, the first of many versatile reception rooms awaits; a light-filled lounge, broad and bright with flexible potential. A practical room, perfect for children and pets, with easy access out to the garden, wagging tails and wet wellies welcome, the lounge is now a blank canvas, ready to adapt as a playroom, family room, or even a games room. An LPG gas stove remains in place, ready to be reconnected to infuse warmth and ambience.

Step through into the sunny kitchen and dining room, where character and comfort come together beneath the characterful exposed beams. Tiled in practical, earthy ceramic flooring underfoot, the materials that unite this room combine rustic warmth, extending to the bespoke, hand-painted sage green cabinetry and solid granite worktops.

A freestanding Belling electric stove and hob evoke a traditional farmhouse feel, while the Belfast sink adds classic functionality. With room to dine, cook and connect, it's a kitchen made for real living, both sociable and functional and full of warmth.







## Stretch out

Relax and unwind in the large living room beyond the kitchen dining room, where beams trace the ceiling above once more, and archways in the walls help to zone the room, providing plenty of space for the addition of a dining table should you wish. With leafy views out over the walled garden to one side, warmth emanates from the multifuel stove.

## Heritage at its heart

Inner steps lead down from the living room into the cosy and intimate embrace of the snug beyond a latched door. With its low beamed ceiling and exposed Cheshire sandstone, this atmospheric room is the oldest part of the home. Thought to date back to the 1720s, the snug is constructed in sandstone block, a surviving corner of the original home, lovingly preserved as the rest of the farmhouse was rebuilt in brick. Look closely from the outside to spot the sandstone foundations still visible beneath the brickwork, retaining a connection to the past. Wooden flooring and an original fireplace with electric stove also feature.







## Work, rest and revive

Turning left out of the snug, step along the entrance hallway, where original tiles extend underfoot in homage to the home's heritage. At the far end, the front door opens to the garden, while the entrance hallway also leads to the study. A peaceful office overlooks the front garden, its deep green walls invite the outdoors in, while an exposed brick fireplace adds warmth, making it both a practical and pleasing place to work, read or reflect.







Returning to the central living room, stairs lead up to the first of the five bedrooms on the left. Drenched in light, windows to two sides invite views out over garden and neighbouring arable land. Continuing up the stairs, turning left once more, Cheshire brick arches and a handsome fireplace fill the second double bedroom with unique character, with leafy views over the garden and paddock beyond.

Across the landing, bedroom three is a light and peaceful place, with an original fireplace and view out to the mature trees in the paddock. Returning to the landing, further along on the right is a fourth spacious double bedroom overlooking the courtyard. Emerging into a spacious central landing, where beams feature in the ceiling above, there is space for a sofa for quiet moments unwinding with a book as light spills in through the large window.

Storage features to one wall, whilst stairs also lead back down to the reception room and back door. Refresh and revive in the large family bathroom off the central landing, furnished with bathtub, separate shower, wash basin and WC.



## The master suite

Tucked peacefully away to the far end of the landing lies the master bedroom, a large, light filled sanctuary set beneath a beam laden vaulted ceiling and offering gloriously lush views out over the garden and paddock, where a cherry tree puts on a prominent display of foliage in summer. A peaceful, restful room, freshen up in the private shower room en suite.



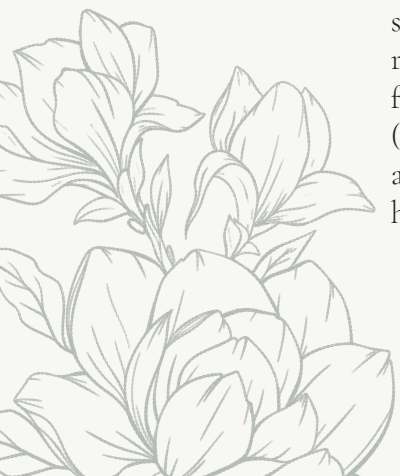
# Beneath the bough

Framing the home in layers of seasonal colour and texture, the gardens at Ashwood Brow Farm unfold across a beautifully balanced 1.2 plot. To the front, a mature and well-maintained garden of buddleia, rhododendrons and azaleas borders a healthy lawn, edged in a thick holly hedge and running along the south-facing gable wall, wisteria weaves across rustic brick, cascading above a swathe of bearded iris.

On the other side of the house a vine-laced pergola draws you up two steps through into the walled garden and summer house. There, curved brick beds hold a tapestry of acers, peonies, lilies and fruit trees with vegetable beds to the side, all basking in sunlight throughout the day. Back out onto the rear lawn and beyond the gate lies the paddock; a tree-dotted wilderness of around two-thirds of an acre, home to silver birch, Norwegian maple, horse chestnut and a magnificent copper beech in the corner.

*“The pergola as you enter the walled garden is spectacular when the wisteria is in flower.”*

At the rear, rustic brick outbuildings are an echo of this once working farmhouse, with characterful features including a traditional well with safety cover and bucket and winch. One building, once a piggery, now houses the remains of an indoor swimming pool and canine boarding kennels, a space ripe for restoration or reinvention. Meanwhile, a large L-shaped building, sound and dry, with concrete flooring offers flexible use; from workshop and storage to potential development (subject to consents). Though direct access would currently require permissions across neighbouring land, the possibilities here are plentiful. A smaller building holds a toolshed and two large kennels, ideal for those with canine companions.











# Out and about

Tucked among fields yet superbly connected, Ashwood Brow Farm offers all the quiet of rural living with the convenience of fast road and rail links close at hand. Just a ten-minute stroll from the Antrobus Arms, a welcoming village pub perfect for Sunday roasts or an impromptu pint, the home is also within easy reach of the village hall. This hive of local life hosts clubs and activities, the sign of a thriving village with Antrobus being the site of summer fairs, May Queen celebrations and more.

A primary school, shop and café round out the essentials, while The Hollies Farm Shop, just down the road, adds a dash of luxury with fine local produce and an excellent café of its own.

For dog walkers and nature lovers, Marbury Country Park is only five minutes by car, a firm favourite for leafy trails, lakeside strolls and birdwatching. There are also circular walks right from the doorstep, winding through quiet lanes and field-edged footpaths.

Despite its serene setting, Antrobus is well connected: both Manchester and Liverpool airports are within 35 minutes by car, while Warrington Bank Quay station offers direct trains to London Euston in around two hours. With major road routes nearby, business travel is refreshingly straightforward.

Whether you're putting down roots, returning to the countryside, or seeking a home that brings generations together, Ashwood Brow Farm offers a true sense of balance: rural, but not remote; peaceful, but not isolated.

# Ask the owners

Where do you go when you need...



## Groceries?

Nearby Northwich or Hartford



## A walk?

We are spoilt for choice with lots of nearby walks on the doorstep including Marbury Park, Delamere Forest and along the River Weaver



## A bite to eat?

The Partridge, Stretton



## A day out with the family?

Chester, Manchester or North Wales



## A local pub?

The Antrobus Arms, Antrobus



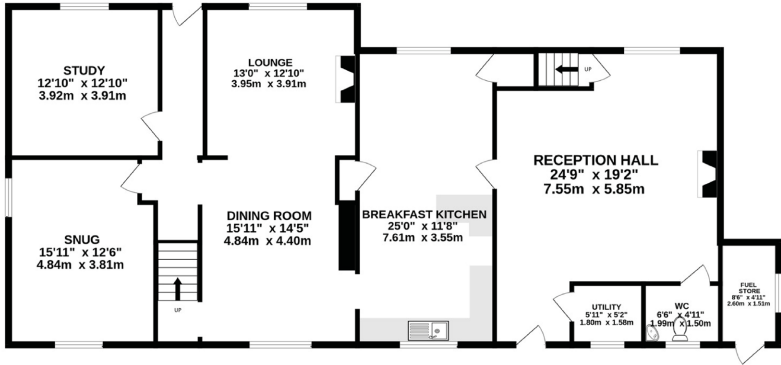
## School?

Antrobus St Mark's CofE Primary School, Comberbach Nursery and Primary School or Cransley School

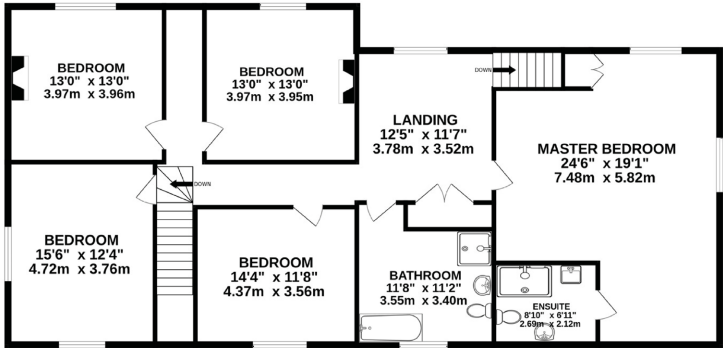




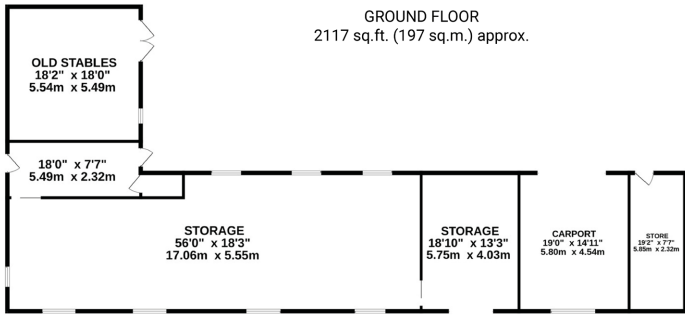
GROUND FLOOR  
1643 sq.ft. (152.7 sq.m.) approx.



1ST FLOOR  
1611 sq.ft. (149.7 sq.m.) approx.



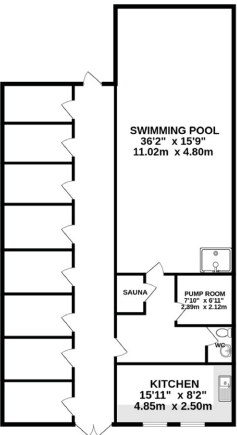
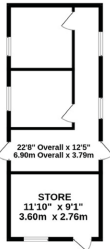
GROUND FLOOR  
2117 sq.ft. (197 sq.m.) approx.



FIRST FLOOR  
366 sq.ft. (34 sq.m.) approx.



KENNELS  
393 sq.ft. (37 sq.m.) approx.



**TOTAL FLOOR AREA: 3254 sq.ft. (302 sq.m.) approx.**

**OUTBUILDINGS TOTAL FLOOR AREA: 4484 sq.ft. (417 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

- Sought after and easily accessible location on the edge of Antrobus
- Characterful and extended Cheshire farmhouse with over 3,200 square feet of internal living space
- 4484 square feet of outbuildings, including original stables, barn, former dog kennel area and swimming pool
- Dining-kitchen overlooking the front and rear
- Huge potential to create a large living-dining-kitchen, incorporating the reception hallway
- 2 separate and spacious reception rooms and a large home office
- 5 double bedrooms, 2 bathrooms
- Beautifully balanced 1.2 acre plot including a well-maintained lawn, paddock, walled garden and summer house



See Ian's  
Video  
Tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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## Ashwood Brow Farm

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