





Rural but not remote, secluded, yet accessible... welcome to Woodworth Green Farm, a stunning Grade II listed Cheshire redbrick farmhouse brimming with barns, stables and even its own pool. Set centrally within 26 acres of garden and grounds, enjoy 360-degree views from every window in the home.

On the cusp of the beautiful Cheshire village of Bunbury, Woodworth Green Farm sits within acres of land, perfectly private, peaceful and pleasant, yet within easy reach of all the amenities.

Peaceful, Private Setting

Pull off the quiet lane and along a lengthy driveway, with an attractive pond at the bottom populated by ducklings in the summertime; a taster of the wildlife and nature that abounds at Woodworth Green Farm.

Dating back to around 1640, this Cheshire redbrick former working farm is supremely spacious, yet surprisingly cosy, with intimate beam laden rooms and sprawling barns, outbuildings, stables, stores and horse walker. Bees buzz lazily about the lavender in the front garden, whose planting epitomises quintessential English country charm.

The oak-framed carport and garage are available for parking, as you arrive at the collection of buildings that comprises Woodworth Green Farm, with further parking outside the utility room door allowing for a separate entrance area.

Purchased by the current owners 30 years ago, Woodworth Green Farm has since been totally transformed and extended from what was then a small farmhouse trapped in a bygone era. From a home with no flow (“you had to walk outside to walk back in through the scullery”), where meals were cooked over an open fire in the entrance hall, Woodworth Green Farm has experienced a renovation renaissance, and now offers modern family living whilst retaining all its original character and charm.





Woodworth Green Farm BUNBURY

Character and Warmth

An oak portico entrance leads to the original farmhouse front door with traditional lion head knocker, opening to a handsome entrance hall, bedecked in original beams. To the left, the large, redbrick fireplace, topped in timber featuring a wood-burning stove issuing warmth and welcome. Alcoves to either side provide storage, whilst traditional tiles extend underfoot. Spacious and inviting, there is plenty of room for a piano, a nod to the sociable feel of this reception room.

Lift the latched door ahead to peep through to the rear hall, where you can find the cloakroom, with wash basin and WC; also connecting through to the sitting room on the right of the front door.



“The new windows suit the home and were a great investment. They have a classic feel but are a contemporary make, and practically maintenance free.”



Relax and Unwind

A vast, open room brimming with light; artisan windows and French doors retain the original wooden feel, with double glazing with six- or seven-years warranty remaining, looking out to the patio and garden on two sides. Thick beams overhead offer a continuation of the farmhouse feel that pervades throughout this home, aided by the substantially sized inglenook fireplace, within which a wood-burning stove issues abundant warmth beneath a listed, original beam.

From the sitting room, sneak a peek at the snug beyond. A versatile room, currently used as a study, it has served as a guest bedroom and playroom over the years, highlighting the flexibility of this home. Light streams in through the window, whilst an open fire provides comfort and warmth.

Throughout the ground floor, the decorative palette serves as a celebration of the colours of the Cheshire countryside. Returning through the sitting room to the entrance hall, make your way from the entrance hall into the every-day living space, located ahead and to the left.

Light and bright, cream colours continue the country comfort motif, with beams painted in white overhead. French doors retain a connection with the lush green garden beyond, whilst carpet underfoot adds a cosy warmth amplified by the gas wood-burner effect stove.

Savour the Views

Opening up from this living area, step through to the traditional farmhouse kitchen, the heartwarming hub of the home. Solid wood, cream painted cabinetry with round polished-wood knobs offers a profusion of storage, whilst the solid wood-topped central island with its cupboards, wicker baskets and open shelving is an invitation to rest and socialise with the chef.

The dark green Aga throws out heat from within its inglenook surround, completing this picture of traditional comfort. Appliances include a dishwasher, fridge-freezer and separate electric oven. Beams overhead are painted cream for a lighter feel.

Opening up off the kitchen yet distinguishable as its own separate space is the dining room, where spotlights shine down from above and contemporary touches are unseen in the underfloor heating, which flows beneath the travertine tiles. Windows frame views out over the garden to three sides, whilst French doors invite you to enjoy mealtimes alfresco on the terrace.





Woodworth Green Farm BUNBURY

Practical Places

Leading off the kitchen there is a Butler's pantry, filled with further cupboard and drawer storage and leading on to the utility-boot room, where a door provides easy access out to the stable yard. An incredible size, there is plenty of space for lots of people and room to come in from mucking out the horses and to take off muddy wellies and coats. There is ample space for five people to stand about easily, alongside plumbing for a washer and tumble dryer.

"We have individual drawers and cupboards in there for each of the 5 members of the family!"

Both the utility-boot room and WC accessed from here are ideal when popping in from the stables or a spot of gardening for a refreshment break, without the worry of bringing mess into the main home.





Soak and Sleep

Returning to the main entrance hall, an striking staircase, with intricate wood carvings, carpet runner and rods ascends to the first floor. Light floods the landing from a large window ahead, whilst refreshment awaits in the family bathroom on the immediate right.

Large and light, Mediterranean blue tiles frame the bath, with showerhead attachment to one side; a separate shower cubicle, vanity unit wash basin and WC are also available.



"All of the bedrooms have great views, looking out over the fields."

Next door, also on the left, far reaching views over the fields greet you from the master bedroom, with several windows to two sides. Light and airy, the high, vaulted ceiling amplifies the space available, a concept capitalised on by fitted wardrobes, which follow the angle of the roof up offering ample storage.

Carpeted in cream, with plenty of space for a king-size bed and other furnishings, this room also features an ensuite, tiled in sandy tones around the bath, alongside a separate shower, wash basin and vanity unit WC.





Coming out of the master bedroom, directly across is another light and bright double bedroom, again furnished with fitted wardrobes.

Back on the landing, continue to make your way along to the right, before turning left into a third double bedroom, beautifully decorated in patterned blue and white wallpaper. The sloped ceiling carries within it exposed beams, with cosiness afforded by the cottage window.

At the end of the landing, a further double bedroom with ensuite shower room containing wash basin and WC affords fantastic views out over the back garden open fields beyond, whilst a final bedroom, dressed in teal blue, is a comfortable double bedroom.





Garden, Grounds and Outbuildings

A home in harmony with its setting, Woodworth Green Farm is a rural refuge for those who love the countryside and outdoor life, with extensive gardens wrapping themselves around the home from all four sides for perfect peace and privacy.

The well thought out design of Woodworth Green Farm finds the stables, located in the original dairy building, within easy reach of the utility room. With windows looking out over the front driveway, return home to the pleasant sight of your horses popping their heads out to greet you, however from a practical level, access to the stables is from within the barn, meaning the driveway itself remains free from mess. Furthermore, the washing down area, tack and feed rooms are also located in the barn, enabling you to remain dry whatever you are doing. Ensuring the highest levels of comfort for your equine companions, there is also a hot water horse shower in the washing down area, whilst the tack room is secured with a steel plated door and barred windows, and can also be alarmed if necessary.

Beautifully landscaped, the garden to the front is a haze of fragrant formal planting, with lavender beds, a pergola festooned in clematis and rambling roses. Take a seat on the semi-circular bench by the beech hedging and soak up the early evening sun with a drink in hand.



Splash Out

In summertime, cool off in the spacious, ten metre by six metre pool; large enough for full length fitness swimming. Sheltered and secure for children, enclosed within fencing and hedging, where better for supervised summer pool parties?

After a morning dip, shower off in the large ten metre by six metre pool house, built in English heritage oak, there is also a handsome pool house, with plumbing and heating, containing a kitchenette with fridge, changing area and bathroom with wash basin and WC. enjoy coffee and croissants by the pool side, or host afternoon tea – the large kitchen can more than accommodate your needs.

Dry off in the warmth, as the sun beams down from morning through 'til evening,



Peaceful and private, the garden features a stream running along the bottom, whilst the 26 acres of fields with water troughs are secured by post and rail fencing. Alongside a menage and horse-walker, there is also a starvation paddock to ensure your ponies don't fill up on too much rich Cheshire grass.

Also Grade II listed is the large barn, where six stables, tack, feed and washdown rooms lie to the lower level, upstairs there is a large storage area for shavings and hay, alongside a plastered and renovated room fantastic as a study or a games room. Running the full length of the barn this storage area is versatile and could be put to use in any number of ways. The barn offers scope for the creation of another dwelling, subject to permissions.

*"The beams in the upstairs
of the barn are incredible."*

Cleverly devised so that the yard area is separate to the main home, there is the option to rent out the yard area, as the current owners have done, without any sense of intrusion or of being overlooked as you go about your day. A separate, gardener's WC is available to the side of the car port, where there is also to be found a handy log store for stashing your winter fuel.





Countryside and Convenience

Enjoy the secluded setting of Woodworth Green Farm with all the convenience of Bunbury village, just half a mile from the doorstep. Walk into Bunbury and call in for a thirst-quencher in one of the three local pubs. There is a village hall in Bunbury, a medical practice, a primary school and a church.

A walker's paradise, the lane on your doorstep is very quiet, ideal for riding ponies down into the village for an ice cream and back again, and perfect for those tentative learning-to-ride bike sessions.

There is also a local playground and a woodland trail with swings, whilst the Sandstone Trail is just five minutes down the road, with all the Bickerton Hills and Beeston and Peckforton Castle just a short drive away.

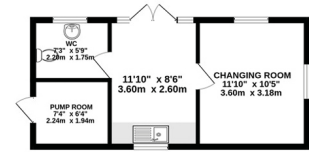
Conveniently commutable to the big cities, Crewe Station is only 20-25 minutes' drive from Woodworth Green Farm, for links to London, whilst Manchester Airport is a mere 45-minute journey along the motorway. You can even catch a bus to Chester or Nantwich, with a bus stop found on the nearby A51.

Escape the hustle and bustle and rediscover rurality at Woodworth Green Farm; the perfect family home, in the perfect location.

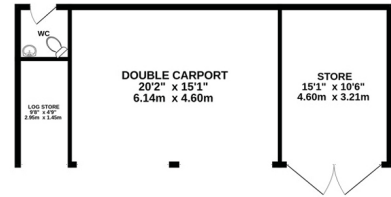
** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. **



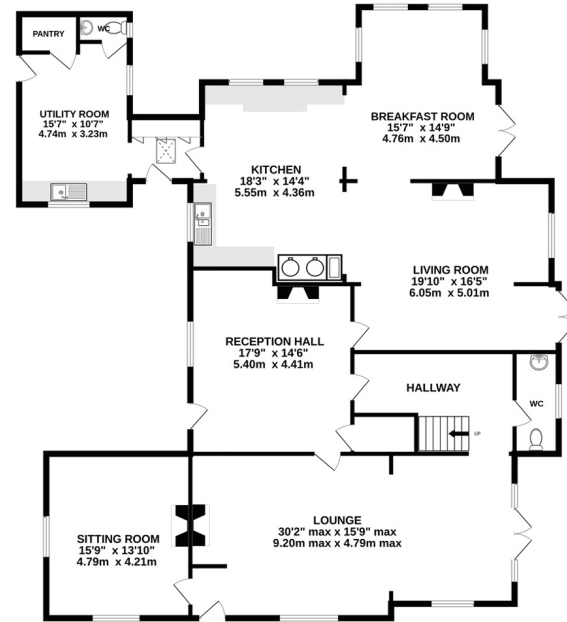
POOL HOUSE
318 sq.ft. (29.5 sq.m.) approx.



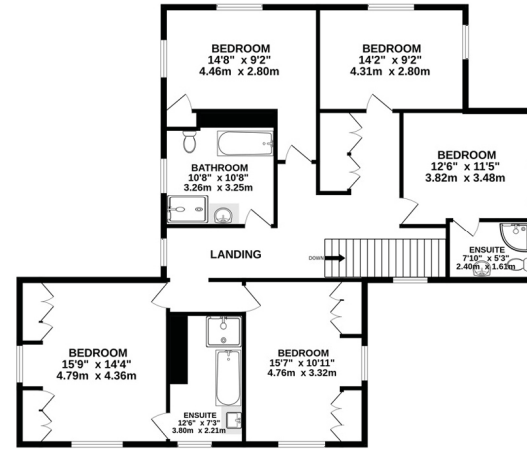
538 sq.ft. (50.0 sq.m.) approx.



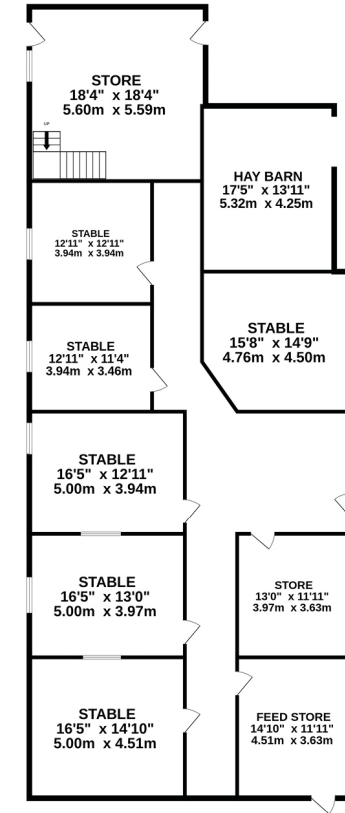
GROUND FLOOR
2169 sq.ft. (201.5 sq.m.) approx.



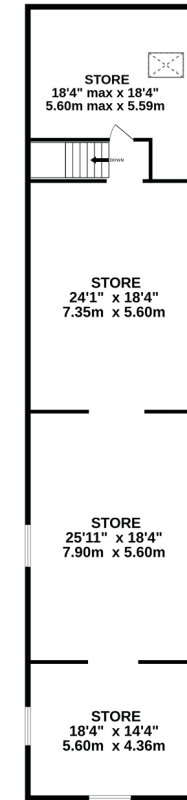
1ST FLOOR
1357 sq.ft. (126.1 sq.m.) approx.



GROUND FLOOR
2633 sq.ft. (244.6 sq.m.) approx.



1ST FLOOR
1550 sq.ft. (144.0 sq.m.) approx.



TOTAL FLOOR AREA: 4382 sq.ft. (407.1 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.

BARNs TOTAL FLOOR AREA: 4183 sq.ft. (388.6 sq.m.) approx.

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Specifications

- Grade II Listed farmhouse
- Characterful throughout, with a quintessential English country charm
- 4382 square feet of living space
- 26 acres of land
- Equestrian haven including paddocks, a menage and horse-walker
- Rural, yet perfectly placed for amenities and transport links

See Ian's
Video
Tour







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