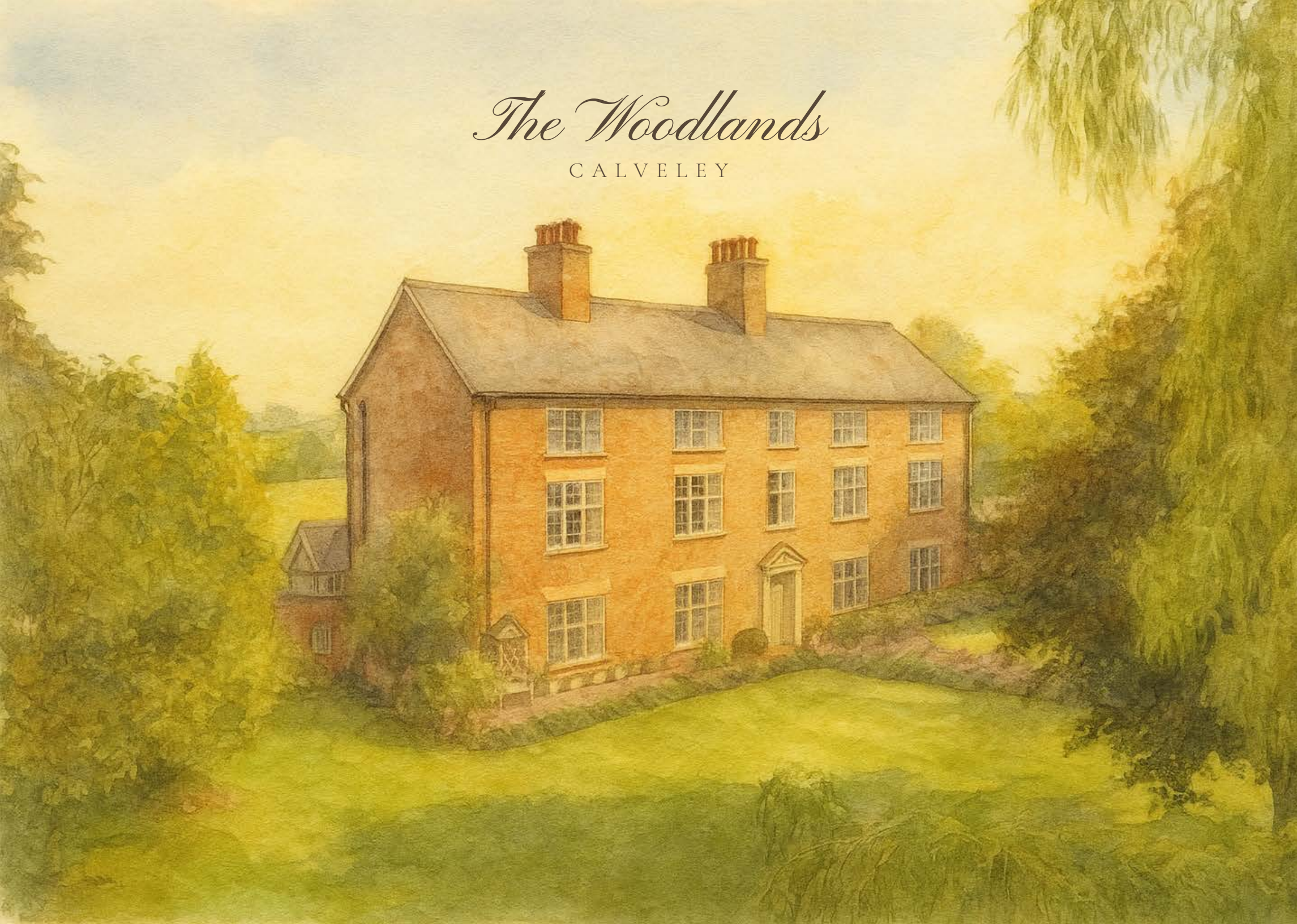


The Woodlands

CALVELEY



Welcome to The Woodlands, a steadfast Georgian farmhouse of spectacular proportions and spellbinding serenity, set within 15 acres of gardens, woodland and meadows, with a private lake, sweeping lawns and two separate cottages.





Grade II listed, The Woodlands lies beyond a half kilometre private driveway within a community of its own creation. Once part of a working Georgian farmstead, The Woodlands has since evolved into a rural retreat. Following the end of its agricultural use, the original farmhouse and its associated brick barns and woodland were thoughtfully restored and reimagined. Two of the barn wings now form part of the home - one housing a separate cottage, the other a detached gym complex - while the remaining barns were sold, creating a small and peaceful community with three other homes.

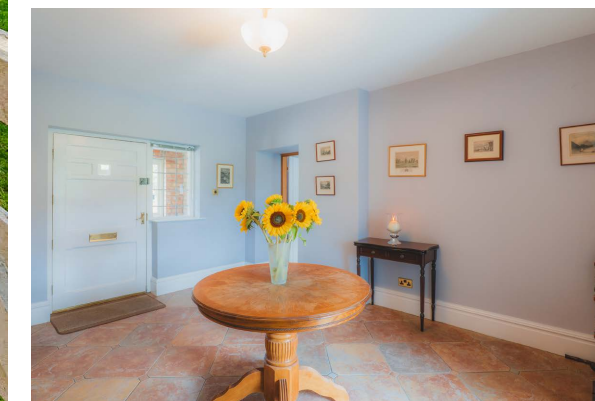
“When I turn in off the private driveway onto our long driveway I just exhale, the birdsong, the rustling trees, the setting is pure serenity.”



Step into serenity

Birds flit between branches, sunlight filters through woodland canopies and the elegant three-storey façade of The Woodlands comes into view, pulling up the driveway, approached from either Calveley Hall Lane, directly opposite the historic church, or via the newly resurfaced rear entrance on Calveley Green Lane.

Make your way indoors, through a characterful exposed brick rear porch, tiled underfoot. Tiles continue underfoot, stepping through into the hallway. Ahead, the cloakroom, with enchanting garden views, awaits, with wash basin and WC. A handy, practical entrance area, the laundry room can be found on the right, brimming with storage space and plumbing for a washing machine and dryer.





Savour family time

Open the stable door to the left of the front door to emerge into the zoned, open-plan family-dining-kitchen, where a sunken seating area provides a peaceful space for the family to gather and unwind beneath the beamed ceiling above. Windows to both sides invite ample light through, with a dining area connecting behind, while underfloor heating provides toasty warmth, continuing throughout the remaining rooms on the ground floor.

Framed but not enclosed, the dining room spills softly through into the kitchen via a square opening, where the space opens up in both volume and character.



Overhead, a mezzanine level peers down from above, whilst underfoot, a remarkable 30 foot glass covered well provides another link with The Woodlands' pastoral past. At its heart, the large island, with teppanyaki grill set into polished granite, is the perfect place for lively conversation and sociable evenings. Behind, an imposing brick inglenook frames the LPG Aga, complete with double oven, warming oven and companion unit housing twin electric ovens and an LPG hob.



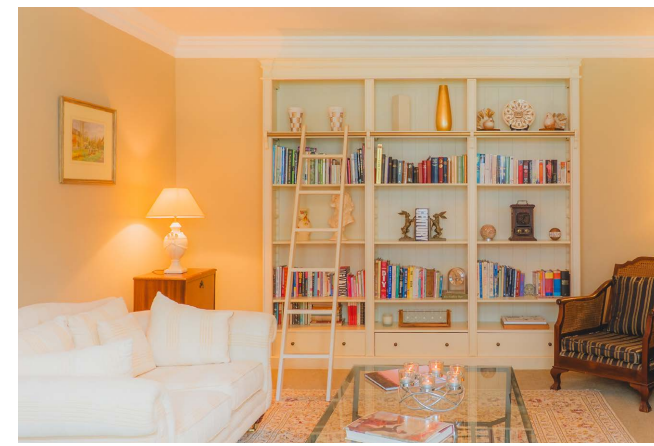
Formerly the hen house, the pantry now links seamlessly into this reimagined layout while built-in appliances, including a fridge and dishwasher, are ideal for entertaining at scale, for festive feasts, dinner parties and family celebrations.



In tune with nature

Savour the view alongside your meal in the light-filled orangery beyond the lobby and pantry, where views flow out over the field, home to buzzards, foxes, brown hares and the occasional badger. There is also a formal dining room, dressed in earthy tones, with chandelier lighting, an ornate fireplace and exposed beams above; the quintessential Christmas room when family come to pull crackers and exchange presents.



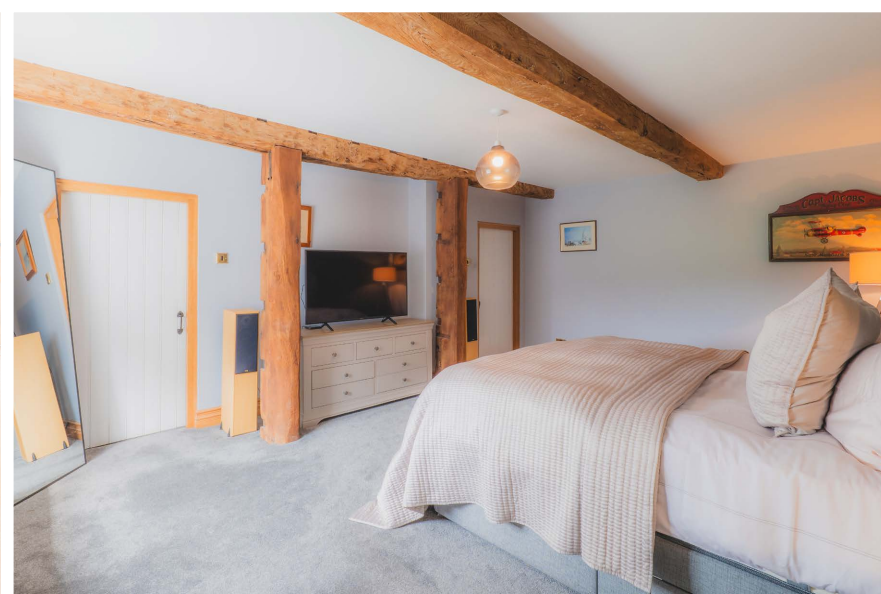


Curl up with a book

From the dining area, step into the library and music room, a soul-soothing space that resonates with peace, light and comfort. Floor-to-ceiling bookshelves feature to one wall complete with a rolling ladder, while Farrow & Ball's soft Stony Ground, echoes the home's exterior shade. A room for slow mornings and late-night chapters, for piano notes drifting into the hall or simply sitting beside the original tiled fireplace, lost in thought, the library is a sublime sanctuary.

From the dining room, step across the front entrance hall to reach the lounge, a timeless, comforting space perfect for cosy nights in. Beneath exposed brickwork and a sweeping arched timber beam, a log-burning stove rests on a black and red quarry-tiled hearth, whilst above, original ceiling beams infuse character. Framing views out over the front gardens, 1950s Crittall windows evoke the home's layered history.

Work from home in total seclusion in the study, opening up off the lounge.



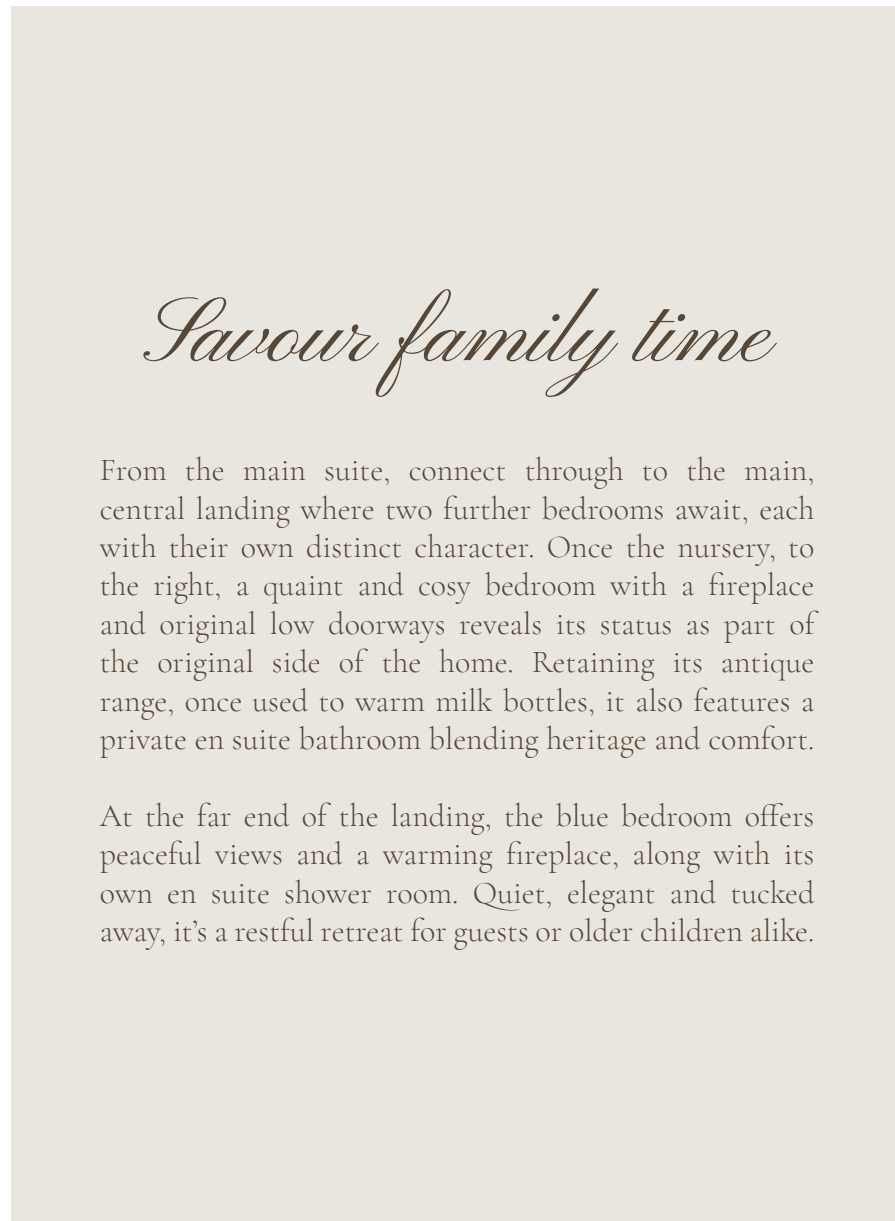
From the study, step back through into the dining-family room, where the staircase rises to the first-floor landing. In total, eight bountiful bedrooms await exploration at The Woodlands, four on each level - all en suite and four served by their own private dressing rooms.

Directly ahead, the galleried landing stretches out above the kitchen, for a lovely, sociable feel. Crossing the mezzanine, where there is ample space for a sofa, a peaceful office can be found beneath a high, vaulted ceiling. Returning to the top of the stairs, turning right, discover the first of the bedrooms, beam laden and filled with character. Storage is ample within the walk-in wardrobe, with a bathroom en suite inviting deep relaxation.



A masterpiece

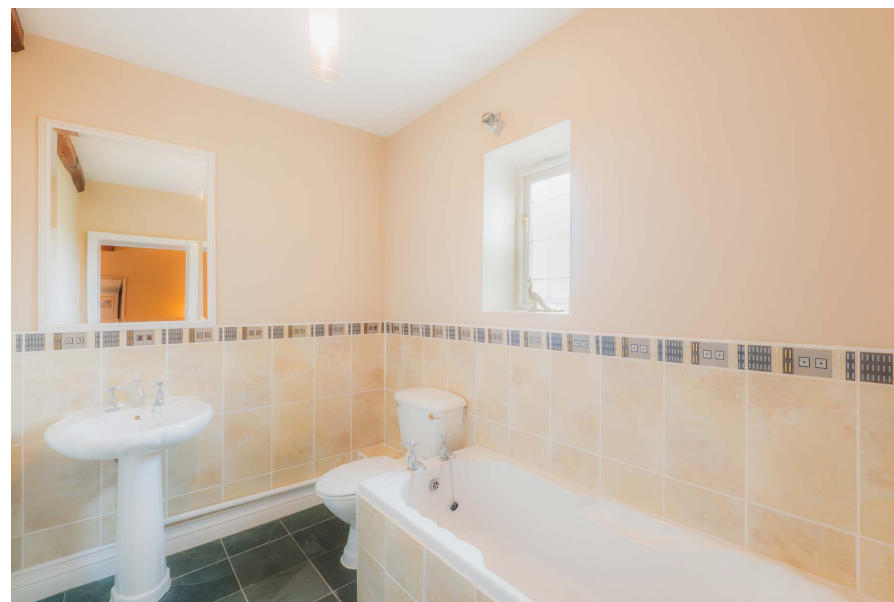
Peacefully positioned to enjoy morning sun and cool, restful evenings, the main bedroom offers a private sanctuary overlooking the walled garden and pond beyond. The original fireplace adds character. Accessed via a bespoke dressing room with extensive built-in storage, the bedroom is a spacious sanctuary, light, airy and calm. Equally inviting, soak away the aches in the large bath within the private en suite.



Savour family time

From the main suite, connect through to the main, central landing where two further bedrooms await, each with their own distinct character. Once the nursery, to the right, a quaint and cosy bedroom with a fireplace and original low doorways reveals its status as part of the original side of the home. Retaining its antique range, once used to warm milk bottles, it also features a private en suite bathroom blending heritage and comfort.

At the far end of the landing, the blue bedroom offers peaceful views and a warming fireplace, along with its own en suite shower room. Quiet, elegant and tucked away, it's a restful retreat for guests or older children alike.





Versatile living



Up on the second floor, four more en suite bedrooms await, each brimming with personality and potential. Two of the bedrooms feature mezzanine levels tucked beneath the evocative beams, once the site of childhood sleepovers and now ideal for games, storage or as creative play spaces. With one bedroom adorned with a pirate mural, the other with a vibrant jungle theme, this floor is a dream for younger family members or visiting guests.

The remaining two bedrooms are equally inviting, with exposed beams, elevated views out over the countryside and en suite bathrooms, creating flexible accommodation that works beautifully for family life, festive gatherings or visiting friends. Whether imagined as cinema rooms, teenage dens, or for use as offices, these top-floor rooms extend the home's comfort and versatility across every generation.





Glorious gardens

Stretching across over 15 acres of gardens, woodland and meadow, the grounds at The Woodlands are a natural wonder, layered with seasonal colour, timeless serenity and an almost storybook sense of freedom. Believed to have originally served as a working cheese farm, the landscape has gradually softened over time, shaped by herbaceous borders spilling over with David Austin roses.

Densely packed clusters of pale pink James Galway blooms climb up the ornate metalwork of the arbour, while the lilting fragrance of Lady of Shalott roses in golden bloom drifts by on the summer breeze. Beyond, the lawns flow outwards beneath mature trees, with shelter from the sun provided by a graceful willow whose fronds bow toward the wrought iron entrance gate.

To the front lies a small lake, home to baby ducks and moorhens in spring, while a second pond sits within the ten-acre field just beyond. Opposite, the woodland bursts into life with snowdrops, daffodils and bluebells, creating a seasonal spectacle year after year.

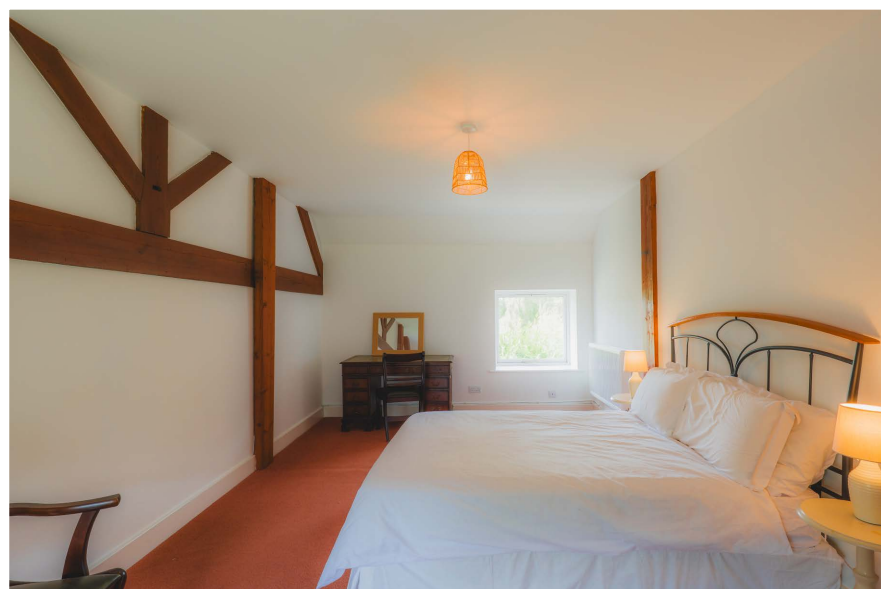
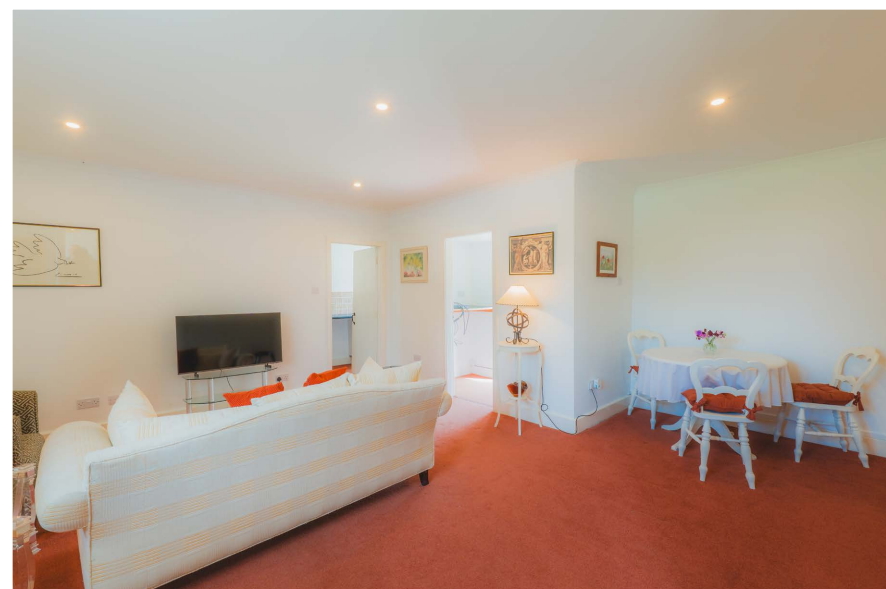
The gardens also include a walled dog pen with internal kennel and heating, a covered log store, vegetable patches, raised beds and a greenhouse; all perfectly placed to support a self-sufficient lifestyle.

Three garages adjoin the gym building, with a further detached garage ideal for storing a ride-on mower. The private field and pavilion include a tennis court (offering great potential as an equestrian space or stable block, subject to consents), while the views from the kitchen and orangery stretch uninterrupted across open land to the distant horizon...a true escape from the pace of modern life.





The cottage



Providing independent living for guests and relatives, a former farm building has been thoughtfully converted into a self-contained cottage, ideal for guests, extended family or potential rental income. A cream-painted front door welcomes you through into a warm and inviting living room, with ample space for a dining alcove to one side. To the rear, a small boot room leads directly out to the garden, where views stretch across to the gym building opposite, 'The Woodlands' other retained and repurposed barn. Also off the living area is a kitchen, leading through to a shower room, while upstairs from the entrance, two rustic bedrooms sit beneath the beams with exposed timbers decorating the sloping eaves.

The gym



Housed in the second of the original brick barns, the detached gym building offers true flexibility, perfect as a home fitness space, artist's studio, or even an independent business base. A stable door opens into a bright and spacious main room, currently serving as a home gym, with double-height ceilings and light streaming in. A separate WC is located on the ground floor, while stairs rise to a mezzanine level above, a beam-lined space ideal for a games room, home office or children's snug. A compact kitchenette, accessed off the games room, completes the setup, making this an inspiring, versatile and fully functional space in its own right.

Out and about

Surrounded by open countryside and far-reaching views, The Woodlands enjoys a true sense of rural peace, secluded, yet not isolated, nestled within a select, quiet, close-knit community, creating a safe and neighbourly setting without compromising privacy or tranquillity. Calveley itself is a traditional village steeped in rural charm, where farmland still shapes the seasons and local life moves at a gentler pace. A friendly community spirit runs through the area, from the local farmer who tends the adjoining paddocks and hedgerows, to the beautifully built new community centre just minutes away.

At the community centre, you can take part in a number of regular activities, from pilates to line dancing. Village events, often orchestrated in conjunction with the pretty church at the top of the drive are a common event.

For families, the highly regarded Calveley Primary Academy offers education from nursery through to high school age, with popular secondary options in both Nantwich and Tarporley. Rural, but not remote, The Woodlands is wonderfully well connected. Both Tarporley and

Nantwich are under ten minutes away by car, with Crewe station (offering direct mainline rail links to London) reachable in just 20–30 minutes.

Whether seeking space to entertain, room to grow, or the potential for multigenerational or even equestrian living, The Woodlands offers that rarest of combinations: serenity with security – a place to step away from the pace of modern life and into a world shaped by nature, history and peace.

For those drawn to rural living, to birdsong, blossom and bliss, to fireside winters and summer garden feasts, The Woodlands is a true rural retreat.



Groceries?

There is a Coop in Bunbury Village, or there are a selection of shops in nearby Tarporley



A walk?

Tilston Locks, Delamere Forest or Little Budworth Country Park



A bite to eat?

Terrarium, Tarporley



A pub?

The Dysart Arms, Bunbury



A day out with the family?

Chester, just 30 minutes' away



Schools?

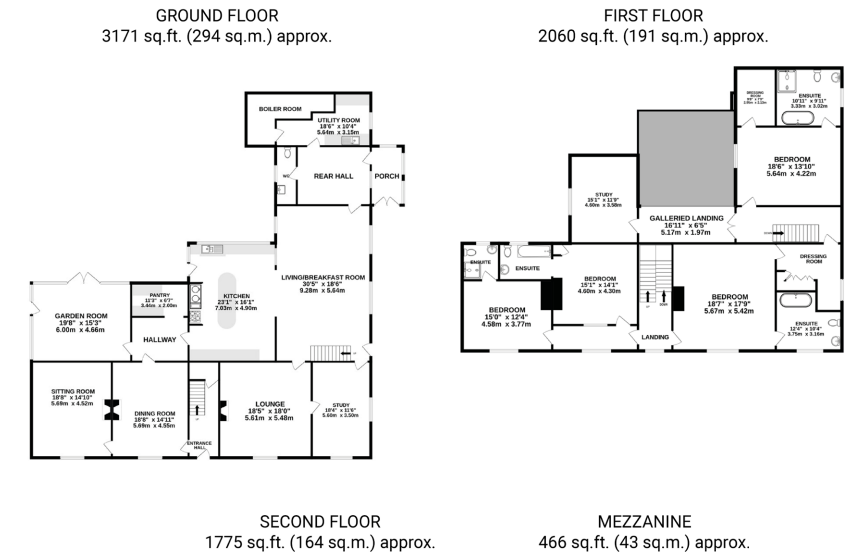
Calveley Primary School or Tarporley High School

Ask the owners

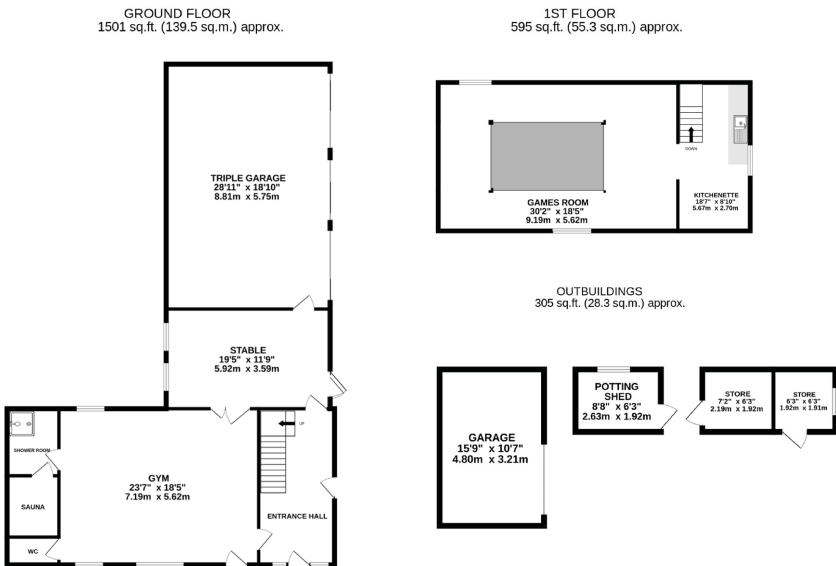
Where do you go when you need...



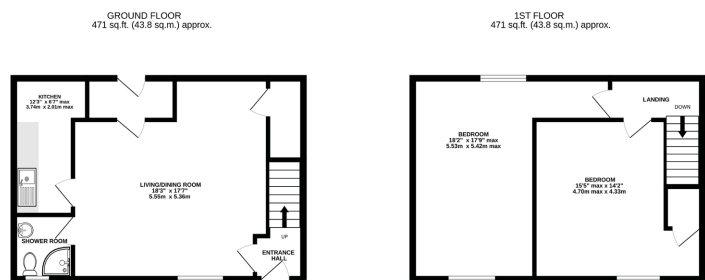
Main property



Outbuildings



The Cottage



TOTAL FLOOR AREA: 10,816 sq.ft. (1004 sq.m.) approx.
EXCLUDING OUTBUILDINGS / THE COTTAGE: 7472 sq.ft. (694 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

- Grade II listed Georgian farmhouse set in exceptional grounds
- 15 acres of gardens, woodland, meadow and pasture land
- 7472 square feet of internal living space in the main house
- Spacious modern family living areas, including 3 generously sized reception rooms
- Separate 942 square feet two bedroom cottage
- 2402 square feet triple garage block with secondary cottage attached, used as gym and games room
- Two private electric gated entrances
- Close to nearby amenities and transport / commuter links

See Ian's
video
tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	27 F	
1-20	G		

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The Woodlands

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