



ASHTON GRANGE STABLES

ASHTON HAYES





Get back to nature at Ashton Grange Stables, where the surrounding land and opportunity for growth, in more ways than one, are as essential as the home itself.

Where land, light, and fresh air take centre stage, Ashton Grange Stables is a home designed for those who live as much outdoors as in. Set within the peaceful grounds, Ashton Grange Stables was previously part of the Ashton Grange Estate. A character-filled conversion cocooned in 2.4 acres of fruit trees, gardens and vegetable plots, once home to the estate's horses, this country home now offers a life of quiet privacy and potential, blending the heritage of its past with the comfort and eco-efficiency of modern living.



Twenty-five years on from its conversion, it remains a home of space, light and scope, fitted with solar panels, battery storage and high-spec double glazing throughout, refitted 18 months ago. Beyond the gated entrance, there's ample parking alongside a detached double garage and a further triple garage block off the courtyard; a vast, versatile space with storage in abundance, perfect for bikes, logs for winter fuel, the autumnal apple harvest, a workshop, or whatever your creativity inspires.



IN HARMONY WITH NATURE AND HERITAGE





ASHTON GRANGE STABLES

## WELCOME HOME

A preview of Ashton Grange Stables' individuality, a pentagonal brick-built, quarry tiled porch affords plenty of standing room for upturned wellies, brollies and other outdoor essentials. Step through the front door and the entrance hall makes an instant impression: a light-filled, double-height space where a minstrel's gallery crosses overhead and a wide window frames views of the garden and countryside beyond.

Tiled underfoot for a rustic, country-practical feel, the entrance hall serves as a wonderfully open space - wide and welcoming currently furnished with a small sofa and with plenty of hooks to hang coats and a cupboard under the stairs, with room to accommodate numerous guests at parties and family gatherings. Coming alive at Christmas, the gallery above wreathed in garlands and echoing with conversation, the entrance hall sets the tone for the spaciousness that defines the rest of the home.

*"There's such a lovely feeling of space when you walk in - it's open, light and versatile."*





## WINE AND DINE

Part-glazed double doors connect through to the impressive lounge, a true sociable hub. Opening up beneath its high, beam-laden vaulted ceiling, the room combines a sense of grandeur with everyday warmth. Soft grey tones set against wooden flooring create a calming backdrop, while a large brick inglenook with a log-burning stove forms the heart of the space. A room made for family life, this is the perfect base for family games nights, birthday parties and more, where evenings draw to a close gathered around the fire.

Wooden flooring with a contemporary feel flows underfoot in the dining room to the left, where beams line the neutral toned ceiling above. A tall window at the front stretches up from floor level, flooding the room with light, while a second window to the rear offers up leafy views to season mealtimes with a taste of the outdoors.





## FEAST YOUR EYES

Back in the entrance hall, to the right, the spacious kitchen serves as the day-to-day heart of the home, beautifully reimagined around eight years ago and furnished with bespoke cabinetry by Brownlow. Once two separate rooms, the kitchen was opened up and brightened with a gable end of glazing and bifolding doors that draw in natural light and open directly onto the decking. Beneath the vaulted ceiling, 'National Trust Green' cabinetry offers abundant storage and pairs with granite worktops for a timeless, country feel, complemented by limestone flooring underfoot.

Fully equipped with built-in appliances including a fridge, freezer, dishwasher and gas hob with electric oven, dine casually at the breakfast bar-island or flow out through the bifolds for afternoon tea al fresco in the summertime.







## SOAK AND SLEEP

Spacious and bright, coming out of the kitchen, to the left is a large shower room, offering ample storage, whilst to the left, a beamed hallway reveals the impressive depth of the home, flooded with light from a series of windows looking out into the courtyard.

On the left, carpeted underfoot and dressed in soothing shades, the first of the double bedrooms offers verdant views out over the garden. Along the hallway shades of blue mingle with garden views from the second of the spacious double bedrooms.

At the end of the hallway a floor to ceiling window floods the master bedroom with light, while another window provides views out over the garden at the rear. So spacious and serene, neutral shades embellish the walls for a relaxed, soothing feel. Freshen up in the en suite, with a shower for morning spritzes and a claw foot, roll top bath for leisurely bathing.







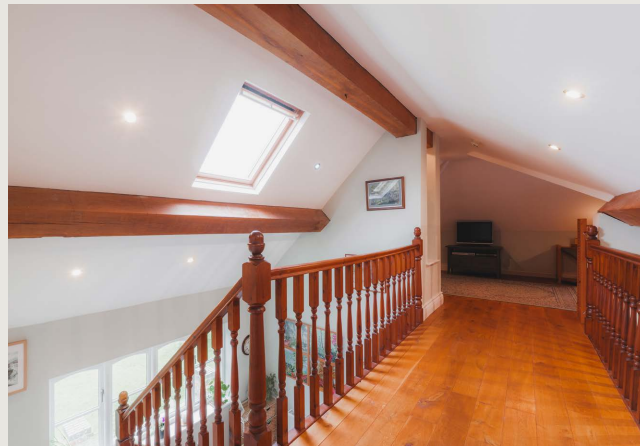
## WORK, REST, PLAY

Returning along the light filled hallway, with views out over the courtyard, from the entrance hall take the stairs up to the characterful gallery landing, overlooking the entrance hall and leading right into the office. Private yet connected, the office looks down over the warmth of the lounge below, warmed by the roaring log burner, a hidden haven for home workers, bathed in light from skylights overhead.



Across the landing, a corner room with wooden flooring serves perfectly as a children's playroom, complete with space for an extra television and piles of beanbags under the sloping ceiling.

Beyond, a blue-painted bedroom with Velux windows precedes a further bedroom, leading to a bathroom at the end, where there is access to additional storage along the eaves. Ideal for children, those returning from university or travelling, for use as a guest suite or as a semi-independent annexe for multigenerational living, this collection of rooms has vast potential for use by all ages.







## RETREAT TO NATURE

With around 24 acres of land, Ashton Grange Stables feels more like a smallholding than a garden combining spaces to relax and socialise with clearly defined places to grow, nurture and live closely with the land. Transformed over two decades from a sloping field; today the outdoors at Ashton Grange Stables have matured into a thriving landscape of orchard, pasture and garden.

At the top, a levelled area runs along two sides of the home, with orchard land sloping gently down, home to apple, pear and damson trees while at the bottom, a hive of bees adds a summer buzz to the garden, frequenting the flowering trees nearby.



## GROW, GATHER, ROAM

A pond and a multitude of trees encourage birds and other wildlife, also bringing seasonal colour which is particularly striking in autumn, while the home's elevated position ensures peaceful, far-reaching countryside views.

Also within this main garden are all the essentials for 'back to nature' living: a patch of willow planted for basket making and a chicken run alongside a productive vegetable patch.

Currently grazed by sheep, the main field slopes down, while the flat, bottom field, previously a horse school, could easily be reestablished as such, or utilised as paddock land for a pony - with a separate gate and vehicular access out onto Grange Road from this field.







ASHTON GRANGE STABLES



ASHTON GRANGE STABLES



## OUT AND ABOUT

Perfectly placed for both countryside, community and city connections, Ashton Grange Stables basks in the serenity of its semi-rural position, while just moments from Mouldsworth Station - ideal for commuting or adventures further afield, with trains reaching Chester in around ten minutes, Manchester within easy reach beyond, and a particularly handy link for teenage shopping trips, offering independence without the need for long lifts.

For weekends and fresh air, Delamere Forest lies less than 2km away - a vast playground of woodland trails and hidden glades for walking, cycling and running.

*"The forest has been like a back garden for us - walking, cycling, running, even foraging for chestnuts in autumn."*

At the heart of Ashton Hayes lies a thriving village community, home to a community shop, Post Office, children's nursery, recreational field with pavilion and the popular primary school - all within a ten-minute walk. The recently reopened, community-owned Golden Lion pub perfectly embodies the village's spirit, while a variety of local societies and events bring neighbours together throughout the year. For a change of scene, The Goshawk pub is just ten minutes across the field, beside the bus stop for a local high school - a handy route for older children.

For those seeking a safe and friendly rural environment in which to raise a family, yet still be within easy reach of Chester, Frodsham and other nearby towns, this location offers the best of both worlds - peaceful countryside living with a genuine sense of belonging.

Set among the other converted buildings of the Ashton Grange estate, the home forms part of a small, friendly community: a mix of families and couples, providing the reassurances of someone to water the plants or keep an eye on the animals while you're away. It's a peaceful yet sociable setting, within easy reach of the village and its welcoming heart.

Ashton Grange Stables is a home of space and character with connection to nature, family and its rural roots. Light-filled and practical, Ashton Grange Stables makes full use of its land and heritage, offering scope for animals, ponies and a life lived largely outdoors. For families, it's a place to grow, with grounds made for children to explore, camp out and make lifelong memories in the countryside. Spacious, sociable and full of heart, Ashton Grange Stables captures the true spirit of rural living.

## ASK THE OWNERS

Where do you go when you need...



### GROCERIES?

Ashton Hayes and Mouldsworth Community Shop



### A WALK?

Delamere Forest (less than 2km away)



### A BITE TO EAT?

The Goshawk, Mouldsworth



### A PUB?

The Golden Lion, Ashton Hayes



### A DAY OUT WITH THE FAMILY

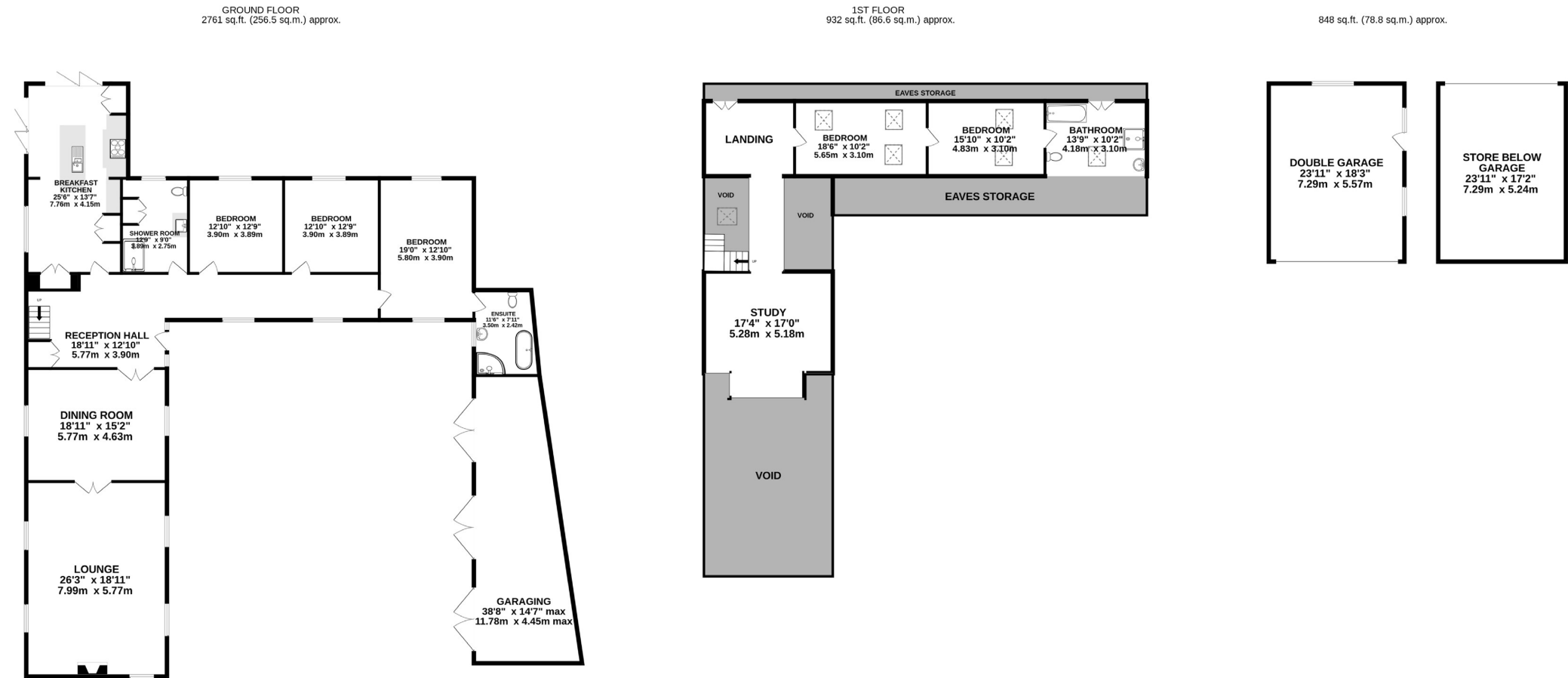
Wales (easily accessible via the A55)



### SCHOOLS?

Ashton Hayes Primary School





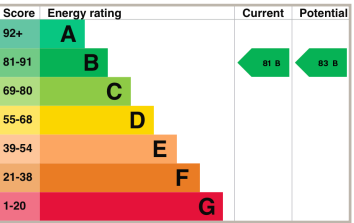
**TOTAL FLOOR AREA: 4541 sq.ft. (421 sq.m.) approx.**  
**EXCLUDING GARAGES: 3122 sq.ft. (290 sq.m.) approx.**

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

- Character-filled stable conversion in the heart of rural Cheshire
- Set within 2.4 acres of orchard, gardens, and pasture
- 3122 square feet of internal living space
- Beautifully reimagined kitchen with bespoke Brownlow cabinetry, vaulted ceiling, and bifolding doors to the decking
- Impressive vaulted lounge with exposed beams, inglenook fireplace, and log-burning stove
- Four / five versatile bedrooms including a serene master suite with roll top bath and countryside views
- Mezzanine level home working space above the main living room
- Thriving outdoor lifestyle with orchard, vegetable plots, chicken run, and potential paddock land
- Extensive outbuildings including double and triple garages, offering excellent storage or workshop potential
- Excellent access to Chester, Frodsham, and Northwich for shopping, dining, and leisure

SEE IAN'S  
VIDEO  
TOUR



Unable to locate the property?  
Try **what3words**  
 [overlooks.courts.buzzing](https://overlooks.courts.buzzing)

\*\* The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. \*\*





ASHTON GRANGE STABLES

Grange Road  
Ashton Hayes  
CH3 8AE



[storeysofcheshire.co.uk](http://storeysofcheshire.co.uk)

[hello@storeysofcheshire.co.uk](mailto:hello@storeysofcheshire.co.uk)

01829 700359 | 01606 339922 | 01925 595950 | 01244 919111

56c High Street, Tarporley CW6 0AG | 57 Church Street, Davenham CW9 8NF