



**BROOMHILL BARN**  
G R E A T B A R R O W







**BROOMHILL BARN**  
— GREAT BARROW —

Wrapped up in rurality and set within seven acres of private gardens and grounds, tranquility awaits, within the warmth and welcome of Broomhill, a unique, eco-barn home with a high-end finish, in the Cheshire village of Great Barrow.

Nestled just four miles to the east of Chester, Broomhill is rural, yet not remote, with a local pub and shop in the peaceful village itself and with easy access to the supermarkets, schools and sensational eateries of the nearby city.

Pull off the quiet, country lane and along the gravel driveway, where parking is available for four cars, in addition to a double garage with electric up and over door. There is also a separate workshop within a single garage.

Peacefully set behind a lawn, with mature planting and trees, make your way to the front door.







## WELCOME HOME

Step inside, into the entrance hallway, spacious and bright, with an impressive staircase ahead. Furnished with underfloor heating downstairs, an MVHR heat recovery filtration system, solar panels, and biomass (part of a renewable energy source, government paid RHI scheme), this state-of-the-art home also features a fully controlled, automated lighting system.

Freshen up in the handy WC before making your way through to the impressively sized, open plan lounge-dining room. Spacious and bright, sunlight streams in through the multitude of windows and bifolding doors, which open out to the garden terrace, framing views of the countryside beyond, and ideal for alfresco summertime dining. In wintertime, warmth emanates from the wall mounted, glass fronted real-flame effect fire.







## COMFORT & WARMTH

Another glass fronted living flame fire features along the panel-effect wall of the entrance hall, issuing warmth and welcome when returning home from a brisk winter walk about the local countryside.

Tucked off the entrance hall, beside a door leading outside, is a comprehensively furnished utility-boot room, with solid wood worktops, Belfast sink, undercounter storage, alongside shelving for shoes and hanging space for coats.

The large entrance hallway continues alongside the contemporary staircase, where built-in cabinetry is seamlessly fitted to afford an abundance of storage.







## CONTEMPORARY LIVING

Glazed double doors open to the spacious, modern family kitchen. Tiled underfoot, this high-quality breakfast kitchen is comprehensively furnished with an oven, hob, extractor, sink, fridge-freezer, microwave, wine fridge and instant boiling tap.

Quartz worktops gleam beneath the spotlights and feature pendant lighting above the central island. A sociable space, share a glass or two of wine with the chef, whilst hosting family and friends for dinner. Speakers subtly recessed within the ceiling, providing the perfect accompaniment to the evening.

A low wall zones the dining area from the kitchen, whilst retaining a sociable flow, and bifolding doors glide back to offer a seamless connection with the vast stone patio, enabling indoor-outdoor dining. Inside, a log-burning stove, nestled in the corner of the room, issues reassuring warmth as the year progresses.







## SWEET DREAMS

Upstairs, light streams down onto the landing from large Velux windows, with soft grey walls and pristine carpet underfoot.

Turning left, discover a large double bedroom with fitted storage, offering incredible views out over the countryside.

Next door, another light-filled double bedroom shares those idyllic views, with so much space for storage.







## THE PRINCIPAL SUITE

At the end of the landing, a large dressing area, with built-in full height cabinetry, precedes the principal bedroom, where you can wake up to blissful bucolic views through the French doors opening to a Juliet balcony ahead. A range of sockets and switches allow for the addition of a wall mounted television, with a second window to the side inviting in further light and views.

Rest and refresh in the ensuite, where a broad Velux draws down natural light, and furnishings include a large, walk-in, wet room style shower, dual wash basins with vanity unit storage, a heated towel radiator and WC.







## REFRESH & REVIVE

Retracing your steps along the landing, to the right of the stairs arrive at a fourth sumptuously sized double bedroom on the left, situated opposite the family bathroom.

Luxuriously appointed with an elegant rolltop bath containing showerhead attachment, the family bathroom features a separately controlled towel rail heating system, in the same manner as the principal ensuite, alongside a separate walk-in shower, WC, vanity unit storage beneath the wash basin and mood lighting.







## OUTDOOR ENTERTAINING

Outside, the extensive garden at Broomhill provides a fantastic family space, with ample lawn space for a game of football or cricket, alongside spacious patios, perfect for wining, dining, barbecuing and entertaining. A unique feature, the garden also has an enchanting well.

*"The red laurel down the driveway turns red in the spring and looks beautiful."*







Mature planting provides a colourful, all-season backdrop in this sunny, south facing garden, whilst the far-reaching views are a peaceful reminder of this tranquil, rural setting.

Relax and unwind after a busy working week and toast the weekend as the sun sets in this peaceful, garden oasis.

Served by CCTV, and GJD exterior lighting system, Broomhill is a safe and secure retreat indoors and out, for all the family.







## OUT & ABOUT

Reassuringly rural, peaceful and private yet not remote, you can pick up your milk and bread from the local Coop in Tarvin, just five minutes' walk away. An idyllic village with a sense of traditional England, Great Barrow is home to both a village playing field and a cricket club.

Explore the great outdoors surrounding Broomhill and wander the myriad of footpaths and trails, with Delamere Forest also close by, an enchanting woodland popular with families, cyclists and dog walkers.

Head out into Chester, Cheshire Oaks or Manchester with ease, where you can browse the shops and enjoy lunch, an evening at the theatre or fine dining with friends.

Nearby, in Tarvin, sample the savoury delights at Cornichon, just five minutes away in the car.

Families are well placed, with a village primary school within easy reach, feeding into the highly rated high school in Christleton close by, rated 'Outstanding' by Ofsted. There are a range of independent schools to choose from nearby, including Abbeygate College and Chester's King's and Queen's Schools.

A thriving countryside setting, close by you can enjoy a round of golf at Waverton Golf Club or don your finest fascinator for Ladies Day at Chester Racecourse.

Commute with convenience, with excellent local road and rail links both providing access to the nearby airports in both Manchester and Liverpool. Broomhill offers easy access to the M53, M6 and M56, with nearby stations for train connections at Chester, Frodsham and Crewe.


Unique, modern and eco-conscious, this cosy barn conversion with its high end finish is the ideal home for a young family or a retired couple looking to enjoy all the tranquility of the countryside.








ASK THE OWNERS SECTION


WHERE DO YOU GO WHEN YOU NEED...

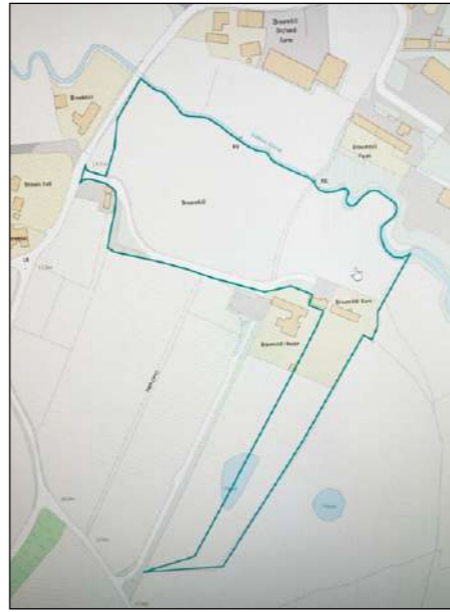
 MILK:  
Tarvin 5 mins away.  
There's a co-op

 DINNER:  
there's a fab restaurant in Tarvin  
called Cornichon. 5 minutes away.

 WALK: there's a footpath in  
Great Barrow or Delamere forest.

 SPA DAY:  
??

 DAY OUT:  
into Chester or even Manchester.



Approximate Gross Internal Area = 224.2 sq m / 2413 sq ft

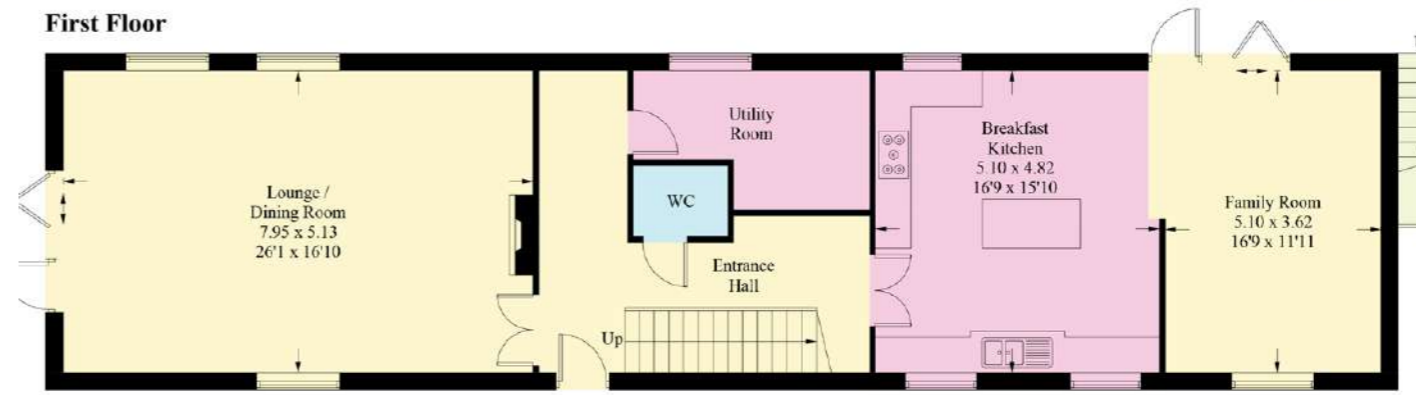
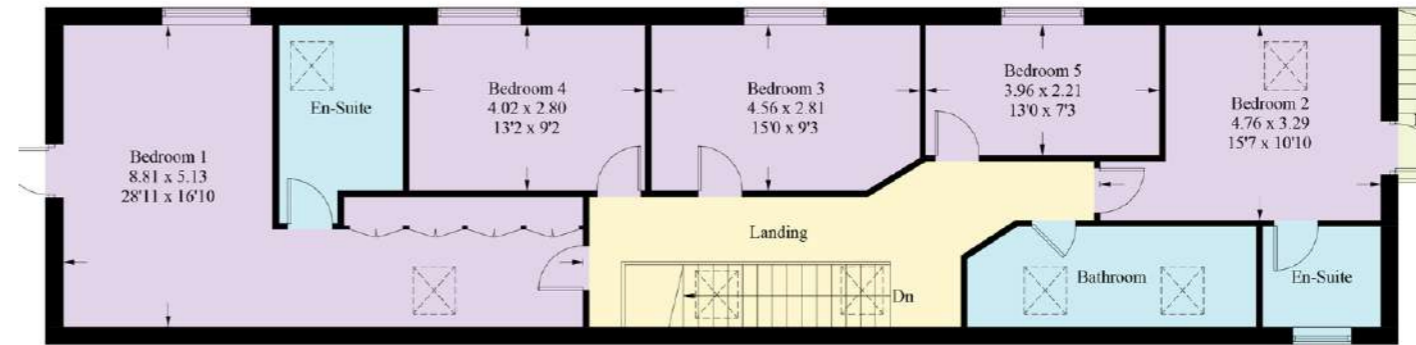
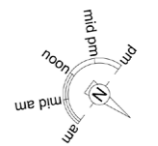


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054161)



FINER DETAILS

- Freehold
- Council Tax Band G
- 7 Acres
- Extensive parking and detached double garage
- Electric gated entrance
- 6 Miles to Chester





BROOMHILL BARN  
— GREAT BARROW —

*presented by*

CURRANS

*unique homes*



WHAT3WORDS: habit.nusance.gourmet

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