



BIRCHDALE FARM
— LOWER BARN —



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BIRCHDALE FARM

LOWER BARN

Leave the hustle and bustle behind, and escape to the peace and tranquillity of Lower Barn, Birchdale Farm a high-spec home blending country comfort with new build luxury, amidst the rolling greenery of Kingswood, Cheshire, where sanctuary awaits.

The sweeping driveway provides further separation from the wider world, offering plenty of parking to the front of Lower Barn, whose combination of contemporary cladding and Cheshire brick creates a handsome first impression.



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WELCOME HOME

Further parking is available in the detached garage, designed to complement the main home, which is nestled behind a large, lawned garden, and looking out to far reaching views in the direction of Delamere Forest.

Step inside, and onto the lightly toned herringbone flooring, warmed by underfloor heating, which flows out underfoot throughout the home.

Broad and bright, the entrance hall serves as more than a conduit between rooms; grandly sized and filled with light it is a destination in its own right. On the left, a glass and oak staircase turns gently up to the first-floor landing, bathed in light from the large windows to the front.



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WINE & DINE

A home defined by spaciousness and light, glazed double doors on the right open to the capacious living-dining-kitchen. Open, yet zoned, clearly delineated spaces for living-dining and cooking flow on from one another, with bifold doors offering instant access out to the sunny patio, framing far reaching views over the countryside.

In the main culinary hub, the high vaulted ceiling, bedecked with handsome beams, creates an airy and spacious feel, conducive to sautéing, socialising, entertaining and enjoyment. The large central island allows you to admire the views whilst hosting family and friends. Step outside through bifolding doors and dine alfresco on the large terrace.

A wealth of integrated appliances are available in this contemporary-country kitchen, where units and drawers maximise storage, including a bank of four ovens, dishwasher and sink.

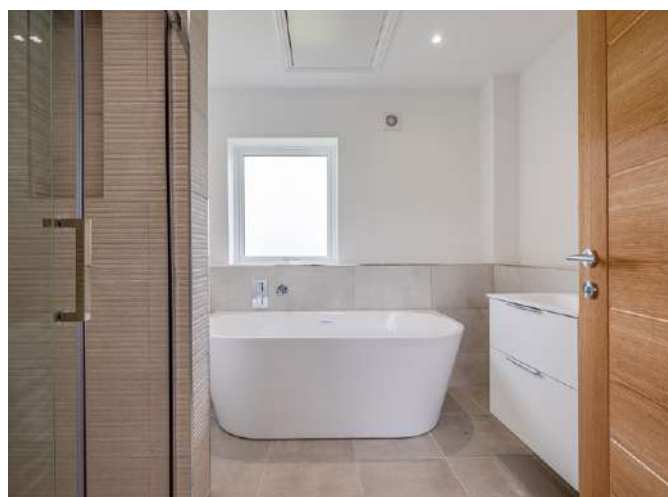
RELAX & UNWIND

Through into the utility-boot room, with bench seating and fitted storage alongside plumbing for a washing machine, dryer, and additional sink, set beneath a window which captures those quintessential Cheshire countryside views. From here there is also access to a downstairs WC with wash basin and light tunnel in the ceiling high above.

To the opposite side of the entrance hall, another downstairs bathroom with wash basin and WC, serves guests, whilst a peaceful study is nestled away from the main entertaining areas.

The large lounge, cosily carpeted underfoot, retains the impressive rural vistas through its sliding doors.





BEDROOM BLISS

Upstairs, light streams into the gallery landing with its high, vaulted ceiling, dressed in robust beams, with large windows bringing the outdoors in.

To the right, the main bedroom is awash with light, served by a dressed room and offering enchanting, elevated views out over the countryside via a Juliet balcony with sliding doors.

Soak away your cares in the spacious ensuite bathroom, with large bathtub, separate shower, vanity unit wash basin, WC, and plenty of storage.

Beams bedeck bedroom three, where two square windows frame a direct aspect of the leafy outdoors; served by a bathroom next door, containing bath with overhead shower, vanity unit wash basin and WC.

Along the landing, bedroom two again offers elevated pastoral panoramas, via its Juliet balcony, where sliding doors open to invite the gentle summer breeze in. Freshen up in the ensuite bathroom.

Across the way, the fourth bedroom again maximises this home's incredible rural setting, with wide sliding doors framing expansive views out over the fields and foliage.

OUTDOOR OASIS

Paved patio, edged in neatly planted borders, wraps around the home, offering plenty of opportunity to sit out and soak up the sunshine.

Low maintenance and lush, the large garden is laid to lawn, with ample scope to enhance and develop, or simply to enjoy in its natural form, with far reaching views out over the countryside.



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OUT & ABOUT

Ideally situated in the picturesque and sought-after setting of Kingswood, Lower Barn is perfectly placed for those looking to experience the quiet calm and community spirit of Cheshire village life.

Within walking distance of delightful villages and towns, including Newton, Kingsley, and Manley, there is plenty to see and experience on the doorstep.

Walk into nearby Kingsley where you can pick up all your essentials in the local shop. After a day of exploring the footpaths and trails nearby, you can unwind with a refreshing drink at the Red Bull Inn, a welcoming country pub host to traditional events including the Spring Fair and the crowning of the May Queen.

The historic city of Chester is within easy reach of Lower Barn, bringing culture within easy reach, home to the Storyhouse Theatre, the famous Chester Racecourse, and a variety of shops, restaurants, and bars, providing ample entertainment.

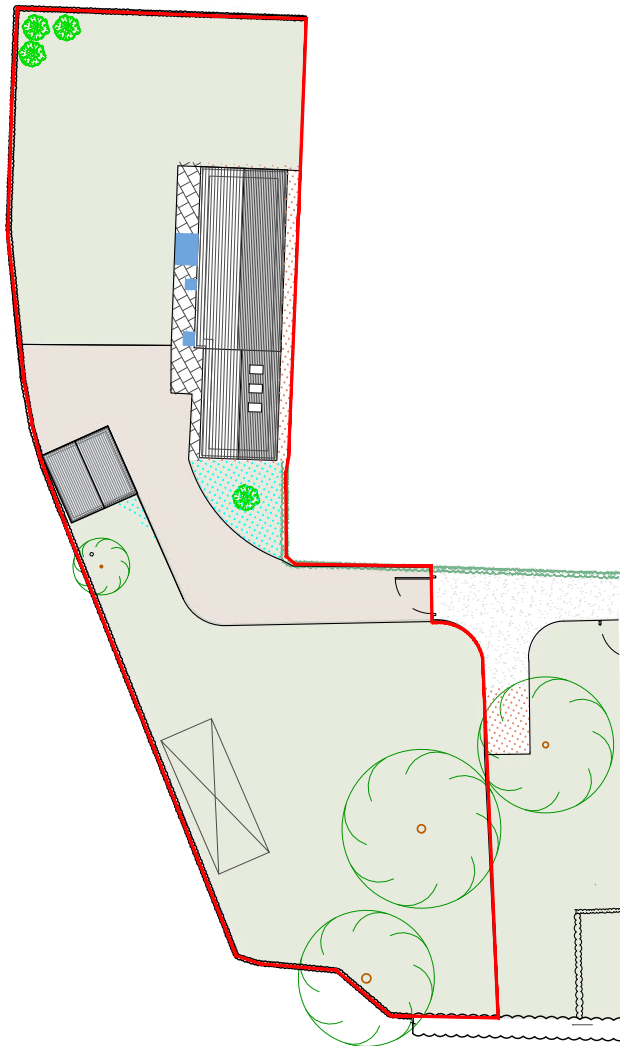
Additionally, the popular shopping outlet of Cheshire Oaks, is just a short distance away, offering a wide range of retail opportunities.

Families are perfectly placed for easy access to several prestigious local schools including independent schools The Queen's and King's Schools in Chester and The Grange in Hartford, alongside excellent state schools such as nearby Tarpoley High School.

For professionals and families alike, Lower Barn brings a perfect blend of rural tranquillity and convenient access to schools, shops and commuter links, creating an idyllic haven where the charm of country life meets the comforts of modern living.

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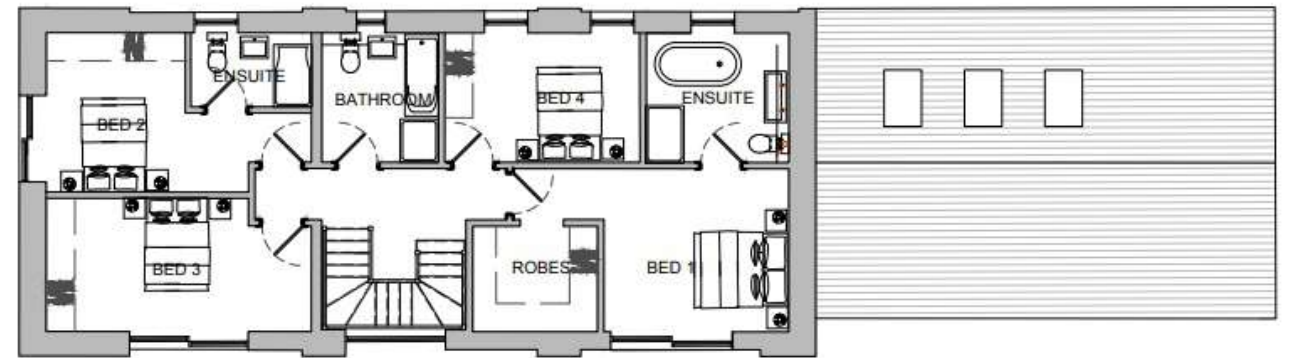
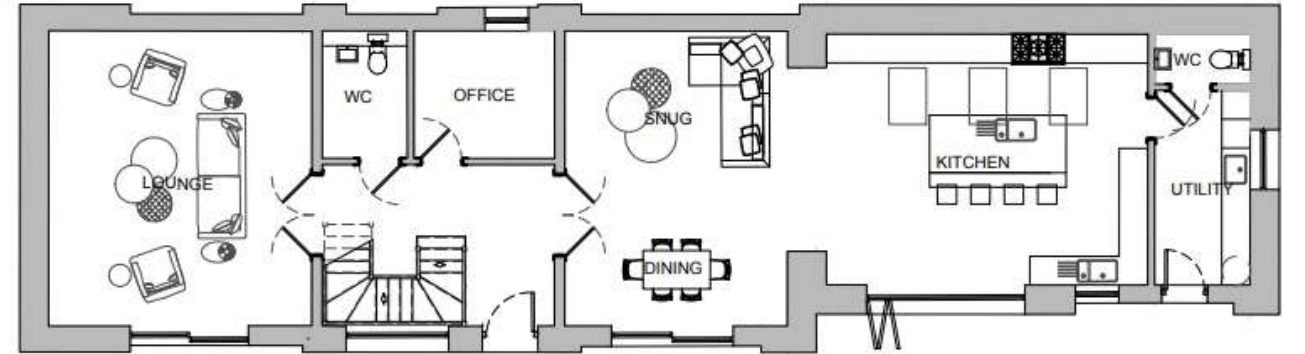


- natural native grassland
- patio - raj green or similar
- block paving to courtyard and parking
- existing tarmac repaired and finished to edges as required
- gravel
- laurel hedging
- Post and Rail fence with landscape
- paviour stepping stones
- 5 bar gate

FINER DETAILS

- 3 miles to Frodsham
- 10 miles to Chester
- Private gardens
- Far reaching rural views

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 WHAT3WORDS: lilac.bliddful.breaks

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