





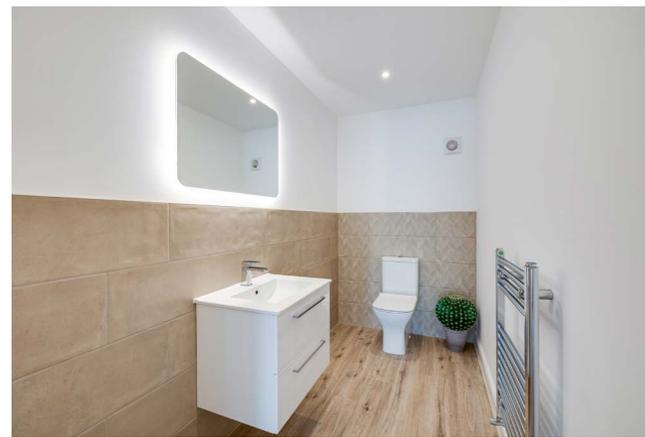
## *The Hamlet at Sandy Brow*

Presiding over the secluded Cheshire countryside, nestled within the exclusive Cotebrook development and within easy reach of the culture, bars and fine dining of Chester, discover the best of both worlds, at Buttercup Barn. Privately situated in its own enclave of The Hamlet development, park up outside Buttercup Barn, which also offers additional parking in the detached garage.



# Welcome Home

Step into the cheerful welcome of the broad and bright entrance hall, where warmth emanates from the underfloor heating, served by the Air Source Heat Pump. Ahead, freshen up in the downstairs cloakroom with wall-mounted vanity unit wash basin and WC, whilst there is also plenty of storage space for coats and shoes in the cloaks cupboard to the right.



Feast your eyes on family living at its finest in the open-plan living-dining-kitchen on the right, where woodgrain flooring flows out underfoot, warmed by underfloor heating. Sublimely sized and suffused in light courtesy of the large windows and bifolding doors which open up to offer a seamless connection with the garden, step outside to enjoy alfresco dining and summer barbecues. Acoustic glass ensures perfect privacy. Dove grey painted solid wood cabinetry in the main kitchen offers an abundance of space for stashing all your culinary utensils and essentials, leaving the matt quartz worktops free from clutter.

## *Sociable spaces*



The large central island, inset with induction hob and downdraft extractor serves as a sociable hub, illuminated by a trio of pendant lights and furnished with breakfast bar seating for four. Cook up a feast for family and friends, appliances include a bank of three eye-level ovens, warming drawer, wine chiller, dishwasher, fridge and freezer and a sink. Create your own living space in this open-plan, light-filled sanctuary, where there is space to configure sofas, dining tables, armchairs and more, in a way that best serves your family's day to day lifestyle. Opening up from the kitchen, the large utility room is a fantastic, practical space, with a stainless-steel sink, additional storage and plumbing for a washing machine and dryer.



## *Versatile Places*

Returning to the entrance hall, sneak a peek at a well-proportioned room, carpeted underfoot and dressed in soothing neutral tones, that could serve well as either a living room or a bedroom. High, shuttered windows evoke an authentic barn cosiness, drawing light down from above.

Follow the inner hallway along, leading to an inner hall, off which two spacious bedrooms and the family bathroom await.

On the right, a bountiful bedroom is filled with light. Carpeted underfoot and with television points in place, this serene guest bedroom is also served by a stylish shower room ensuite, with wood-effect flooring, part tiled to the walls and also fitted with wash basin, LED demisting mirror and WC.





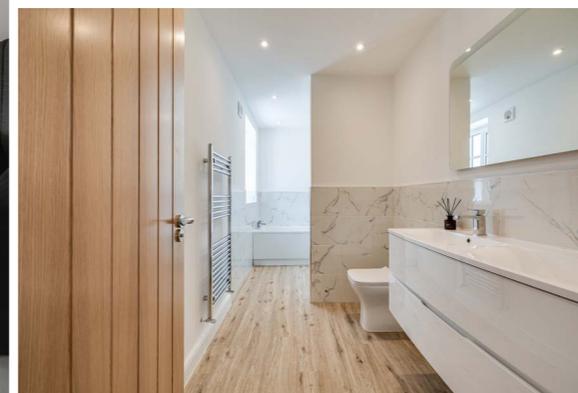
## *Soak and sleep*

Furnished in a similar fashion, the family bathroom is again part tiled in marbled greys and whites to the walls, with a large bath, shower with drench head, wash basin, LED demisting mirror and WC.

Sequestered away off the inner hall, seek sanctuary in the comfort and capacious refuge of the master suite. Carpeted underfoot and swimming in light, this peaceful oasis offers views out over the garden through two large windows.

A dressing room is on hand, with ample space for freestanding or fitted wardrobes.

Refresh and revive in the ensuite, where dual wash basins with vanity unit storage drawers beneath sit underneath a wide, LED demisting mirror. Alongside a heated towel radiator, the ensuite features a large bath with alcove storage for toiletries or candles, to create the perfect mood for relaxation. There is also a separate shower with drench head and handheld attachment.





Stairs lead up from the inner hall to a first-floor landing, where storage can be found within the eaves. With an apex ceiling above, light flows in through Velux windows and a large window overlooking the garden in the third bedroom. Spacious and bright, and with eaves storage, this bountiful bedroom is also served by its own shower room ensuite with vanity unit wash basin, LED demisting mirror and WC. Across the landing, a fourth sizeable double bedroom awaits, once more served by a luxurious shower room ensuite with wash basin, LED demisting mirror and WC and again with views out over the surrounding countryside.



## *Outdoor living*

Epitomising the comfort and character of modern country living, Buttercup Barn is a haven of security and tranquillity indoors and out, securely fenced and gated to ensure peace of mind. The large, flat lawn offers a perfect playground for children, with a handy gravel path winding around the home. Make memories at Buttercup Barn with all the family, enjoying barbecues on the spacious patio; ideal for a spot of outdoor dining or relaxing with a glass of wine in hand. Beyond the immediate garden, you'll find an acre of woodland, part and parcel of the The Hamlet community, perfect for leisurely strolls or peaceful dog walks.



## *On your doorstep*

Step outside and experience the rural charm on the doorstep. With walks in abundance, Delamere Forest with its myriad tracks, miles of woodland and lakeside paths is on the doorstep, just a five-minute car journey away, whilst the delectable delights of The Hollies Farm Shop are within a ten-minute walk. An unrivalled location, with three fantastic gastro pubs within a 20-minute walk, enjoy all the comforts of the amenities on the doorstep, with Beeston Castle also just 15 minutes' drive away. Nestled in the equestrian heart of the county, the Shire Horse Centre is a mere five minutes away, whilst Tarporley's popular garden centre with its café is only minutes away. Drive to the Roman city of Chester, accessible in 20 minutes, whilst you can commute to Manchester and Liverpool airports within 30 minutes. Situated only four miles from all the shops, takeaways and conveniences of Tarporley High Street, Buttercup Barn offers rural bliss with the bonus of convenient amenities close by. Tarporley village is just a short distance away, where you can enjoy craft beers, fine wine and tapas at the Little Tap. Browse the delights of The Hollies Farm Shop, with its own delicatessen and butchers. An enchanting home, in an exclusive setting, Buttercup Barn blends rural refuge with clean lines and contemporary open plan living, offering versatile spaces that can mould around your family's needs.



## Key Features

- New build property
- Air Source Heat Pump
- 10 yr warranty
- Under floor heating
- Acoustic windows/ glazing
- Quooka type tap
- Granite work tops
- Carndine flooring
- Bi-fold doors kitchen
- Solid oak doors
- Close to Hollies Farmshop
- Tarporley High Street
- 1 acre shared woodland



Approximate Gross Internal Area = 268.7 sq m / 2892.7 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116375)

Ground Floor

First Floor



Buttercup Barn, The Hamlet At Sandy Brow, CW6 9YW



WHAT3WORDS: [stunning.servicing.portfolio](https://www.what3words.com/stunning.servicing.portfolio)



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