



No.1
Oak View
MOULDSWORTH



Serene Setting, Sophisticated Living

Peaceful and picturesque, discover the delights of No. 1, Oak View Barns in the leafy surrounds of the former Poplar Grove Farm, a sublimely styled and unique home, part of the 2022 development from award-winning Cheshire Barn Homes.

Enveloped in countryside, with undisturbed views out over the surrounding garden, paddock and farmers' fields, the beauty of country living blends effortlessly with luxury high-end living at No. 1, Oak View Barns.



Pull up along the gravel driveway, where shelter can be found beneath the cover of the oak framed car port and store room, with additional allocated parking for residents and guests alongside the home. There is also ducting in place for an EVC point, if required.

Make your way indoors, via the oak framed porch, bringing the rural setting into deeper focus, stepping onto the warmth and welcome of the stone flooring, where underfloor heating pervades, courtesy of air source heat pumps.





Warmth and Welcome

A home designed around sustainable living, No. 1, Oak View Barns retains its sense of warmth throughout, whilst the professional, interior designer-led décor emanates effortless elegance.

Light and bright, the entrance hall serves as a central hub, with airy high ceilings belying preconceptions of barn living. Storage is available beneath the stairs and in the bespoke coat cupboard, whilst original beams embellish the ceiling in the spacious kitchen-dining room on the left.

A cloakroom is furnished with wash basin and WC, offering space to freshen up.

Deep windowsills serve as a reminder of the sturdy stone walls of the home, framing windows which look out over the garden to three sides.





Wine and Wine

The epitome of modern culinary flair, the handmade Cheshire Kitchen Company kitchen is designed for modern family dining. Featuring a Quooker cube tap (serving up chilled, sparkling and boiling water on tap), under island hidden cupboards, waterfall golden-vein quartz worktop and island with custom-made pull-out butcher's blocks and serving boards, every element of this space has been meticulously considered and crafted.



Storage is in plentiful supply, with a hidden pull-out pantry for oils and spices to the right of the induction hob, beneath its engraved mantle. Upgraded brass handles add a touch of prestige, with antique mirrored splashbacks and internally illuminated breakfast cupboard.

As the family gather beneath the smoked glass pendant lights above the breakfast-bar central island, cook up a feast utilising the array of integrated appliances, including oven, induction hob, sink, extractor, fridge, freezer microwave and wine fridge. There is also handy integrated bin storage.





Practical Touches

The bespoke utility room continues the theme of functionality and finesse, furnished with an array of storage, including a pull-out folding drawer for laundry in the middle of a vertical washer dryer unit. A home designed to serve its owner, with more than a splash of luxury, quartz worktops gleam beneath the backlit pantry shelves.

Opening up from the kitchen, make your way through into the family lounge. A room for relaxation and play, come together in the family lounge whilst remaining connected to the outdoors, courtesy of the impressive glass ceiling and bifolding doors to the garden, offering a fantastic party flow between the indoors spaces and outdoors.

The wall-mounted television point is handy for large screen televisions, situated above the bespoke, log burning stove, whilst bespoke window dressings and RV Astley lighting add a touch of finesse.





Family Time

Flowing on from the family lounge, is the formal lounge that awaits next door; awash with light courtesy of the glazed ceiling and bifolding doors to the rear garden. The backlit media unit with integrated electric fire and television point is perfect for movie nights, whilst the bespoke window dressings and RV Astley lighting add to the ambience of tasteful luxury. Air conditioning is a welcome touch in the summer months.



"In the evenings, we tend to sit in the formal lounge with curtains closed and the lights low watching tv (and the stars above)."



With not one, but two bountiful living rooms, retain a calm, clutter-free room for when the children have gone to bed, whilst enjoying the carnival of colour that epitomises family living throughout the daytime.

Connect through to a quiet study via glazed double doors - ideal for those working from home - before continuing to reconnect to the entrance hall, where stairs lead up to the first-floor landing.





The Principle Suite

Soothing soft grey shades embellish the walls of the landing, with stone coloured carpet underfoot. Sockets and switches throughout the home are brushed chrome for an elite, high-specification finish.

Ahead, sanctuary awaits in the superior principal suite, where a beautiful dressing room with LED-back-lit mirror features a wealth of elegantly designed wardrobes.

Within the main master bedroom, the double height vaulted ceiling lends a relaxing airiness to the room, with rustic beams adorning the ceiling and an attractive arched window high in the pebble grey wall. Cosily carpeted, windows to the side offer enchanting views out over the rear garden and fields.

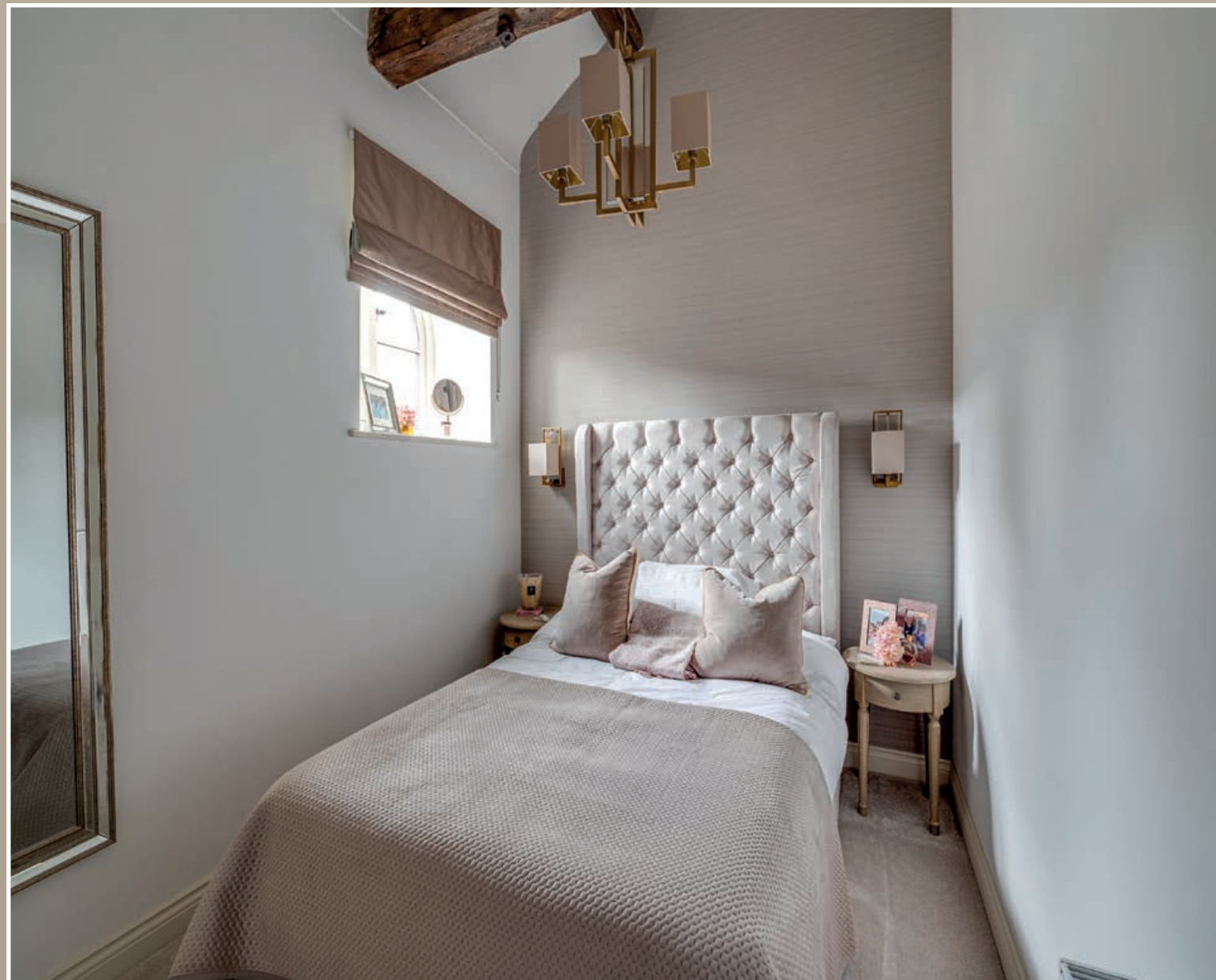
Refresh and revive in the ensuite, where marbled tiling to the walls and underfoot adds opulence, and a matt grey heated towel radiator warms your towel as you freshen up beneath the drench head of the large walk-in shower.





Rest and Refresh

Across the landing, bedroom two again showcases handsome, characterful beams in its high, vaulted ceiling, with soft carpet underfoot and views out over the garden and fields beyond. A spacious double bedroom, spotlighting shines down from above, alongside bedside wall lighting.



The third of the double bedrooms serves as a comfortable sanctuary for guests, with vaulted ceiling and bedside wall lighting as well as hung lighting.

Soak away the aches in the pristine family bathroom, tiled in matt grey to the lower walls and underfoot, where a freestanding bath accompanies a walk-in shower, demisting mirror, vanity unit wash basin and storage.





Garden Delights

Outside, the lush garden extends over half an acre garden, whilst the 0.73-acre paddock directly opposite the bottom of the garden serves as an extension of the greenery.

With so much space for children to roam, play and explore, there is also a side kitchen garden, where four raised beds offer the opportunity to grow your own. Harvest apples from the tree on the main lawn and bake pies and crumbles.



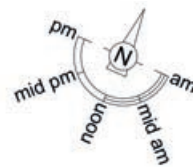
Entertain with ease on the patio terrace, with space for a hot tub, your privacy assured by the beautiful Cheshire brick wall, in keeping with the character of the home.

Admire the spectacular sunsets from both the kitchen and hot tub on the side terrace, as the sun blankets the distant Welsh hills in a rosy glow. In autumn admire the spectacular oak tree in the paddock, after which Oak View Barns is named, as it offers a seasonal show of colour.

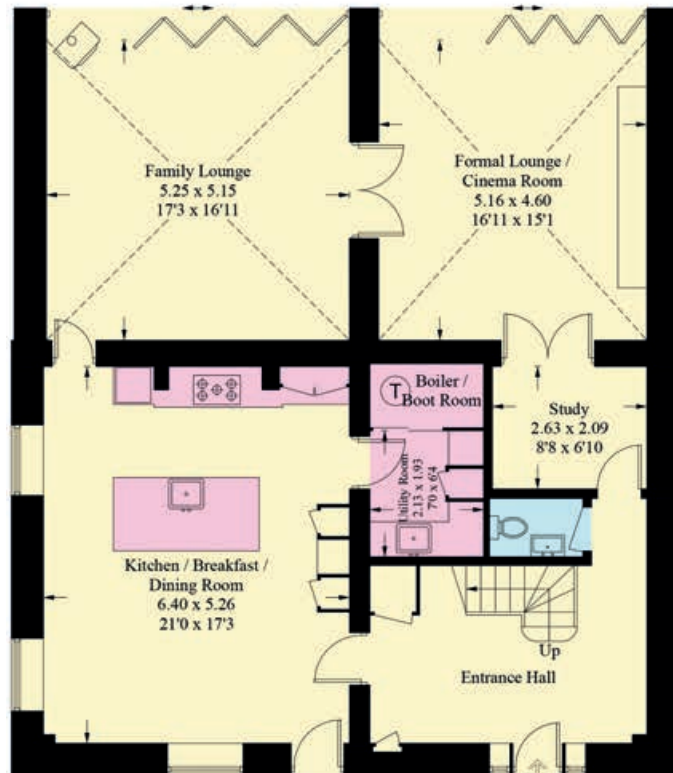
With plenty of space for a garden office, and provisions in place for providing electricity to the garden, there is further scope for expansion of the living space at No. 1, Oak View Barns.

There is also a secure store at the back of the car port.

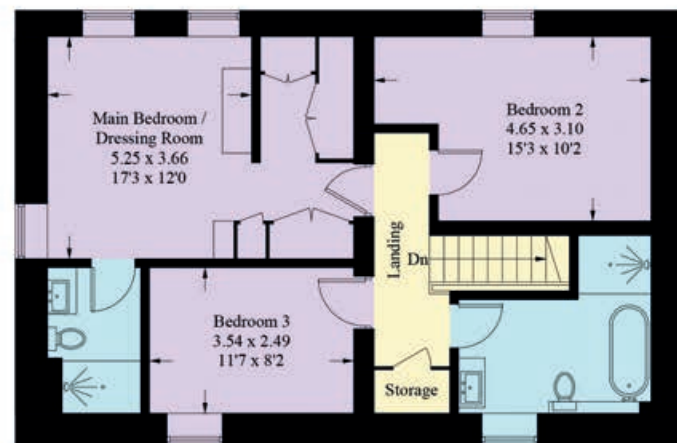




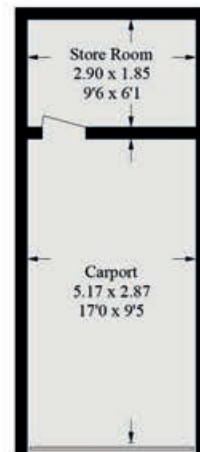
Approximate Gross Internal Area = 210.4 sq m / 2265 sq ft
(Including Carport / Store Room)



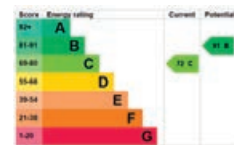
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



FINER DETAILS

- An exceptional development by an award-winning developer
- Superbly presented barn conversion offering over 2,000 sq ft of luxury living.
- Professionally designed interiors with top-range upgrades and continual investment.
- 0.5-acre landscaped garden and optional 0.73-acre paddock (by separate negotiation).
- Undercover oak-framed carport, store room, and allocated parking.
- Three flexible reception rooms for versatile living.
- Stunning open-plan breakfast kitchen, meticulously planned and finished.
- Luxurious principal bedroom suite with dressing room and en-suite.
- Two additional vaulted ceiling bedrooms and a stylish house bathroom.
- Air source heating and ground floor underfloor heating for energy efficiency.

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1127951)

Out and About

Ideally situated for families, there is a wide range of educational provision for all ages close at hand, with the highly rated Ashton House Nursery close by, and Ashton and Kelsall Primary Schools also within easy reach. Tarporley High School is a mere 15 minutes' away with a range of independent schools nearby in Chester.

In the embrace of nature, discover walks and running trails in nearby Delamere Forest, just five minutes away by car, whilst Manley Mere is a five-minute drive away for water sports.

Quench your thirst after exploring the local walks with a drink in one of the many local pubs. The Goshawk, a family-friendly Hydes Pub, with a play area for children, is within walking distance. Also close by, The Golden Lion in Ashton, recently been purchased as part of a community initiative, is due to open in the near future.

The ever-popular Morris Dancer in Kelsall is a favourite for family dining, whilst for a romantic meal, consider Cornichon in nearby Tarvin.

For a wider choice of restaurants, shops, supermarkets and culture, Chester is a mere 15 minutes' drive away, also accessible in around eight minutes by train, with the nearby station within walking distance. This service also offers direct links to Manchester for commuting and day trips.

Pick up all your essentials from the local village shop and Post Office in Ashton, only two minutes away and also home to a playing field, park with a cafe and a dog park.

A haven, where modern day luxury meets the quiet charm of the Cheshire countryside, each corner of No. 1, Oak View Barns has been lovingly crafted, offering a peaceful retreat to all.

Whether your aspiration is to nurture the glorious garden or raise a young family in a safe haven close to sought-after schools and city lines, No. 1, Oak View Barns is a place of refuge, refined design, comfort and beauty.





presented by



WHAT3WORDS: [sling.requiring.fire](https://www.what3words.com/sling.requiring.fire)

To view Oak View Barn
Call Matt
on 01244 313 900
Email: matt@curransunique.co.uk

11 Grosvenor Street, Chester CH1 2DD
www.curransunique.co.uk



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