



OLD HALL

COUNTRY ESTATE

“We want to stand out and push boundaries. What we enjoy doing is creating pleasure for homeowners.”





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Surrounded by countryside and nestled within 12 rolling acres of greenery, discover a development with a difference.



Welcome to the Old Hall Country Estate, a Heritage moated site and now sublime, luxury development nestled between countryside and city. Utterly unique in its location and design, sweep along the lengthy driveway, edged in estate railings, before arriving at a capacious courtyard, where the combination of ornamental topiary and box hedging hints at the heritage of this iconic site.

Alongside the existing Grade II listed barns, 12 new homes are currently being seamlessly woven into the landscape of this iconic Huntington site.

Newly planted hedging fringes the communal courtyard for an upmarket, country estate impression. The timber windows, dressed in Farrow and Ball shades, and arched French doors blend contemporary with classic for homes that transcend the eras.

With driveway, garage and private garden for each home each aspect of every home has been carefully considered.

THE VISION

With Carden Homes, you can feel the difference. Here, there is no faceless brand fading from view once you have the keys to your new luxury home in your hand. Headed up by well-known Chester property developer Phil Minchin, embarking upon a journey with Carden Homes is the beginning of a longstanding relationship.

Credibility is key, which is why Carden Homes serve as a self-procuring business, with a keen focus on local interest and a wealth of experience in terms of delivery.

Creating and maintaining relationships is at the heart of the Carden Homes' ethos; the relationship built doesn't end upon purchase. Carden Homes are there to help guide and offer clarification and assistance at all stages of the journey. With a number of barns still in the early stages of development, there is even the opportunity to take an interactive approach to the design and internal layout, or materials.



“We’ve always created bespoke developments using high end products, with a designer’s eye. We love to push boundaries on design.”



THE LIGHT

Black heritage style windows, arched doors and unique glass links create an air of luxury living before you even step through the door. All of the homes at the Old Hall Country Estate have been designed for luxury living, employing the same ethos and high standards no matter the price.

With luxury living and a personalised approach at the forefront of Carden Homes' design philosophy, each home at the Old Hall Country Estate embodies the luxurious comfort, bespoke design details and modern functionality in order to make your home life as enjoyable and as effortless as possible.



COLOUR OPTIONS

Whether you prefer light and airy or dark and dramatic, timeless greens or popular pinks, we handcraft our colours with the finest ingredients for a deeper, richer look and an extraordinary response to light.

Browse the Farrow & Ball's curated collection online
www.farrow-ball.com/paint/all-paint-colours
(*A small selection of colours shown below)





①
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②
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Located on the ground and first floor levels, discover Nos. 1 & 2. Evoking a warehouse style, these are our most contemporary styled two-bedroom homes, offering classic-contemporary living in a rural setting. Each apartment has private parking with visitor parking available.



High ceilings and long living spaces offer a classic yet contemporary feel. In the kitchen, handleless doors ensure a sleek, clean-line finish.

In the upper apartment, inset within the vaulted ceiling, exposed beams and large, light-inviting Velux windows ensure a bright and airy ambience. Large windows and doors to the rear overlook the surrounding countryside. Large panels of glass help bring the outdoors in.

Brass and matt black accent bathrooms offer stylish refreshment, each individually styled to the home. Throughout the homes at the Old Hall Country Estate, a varied colour palette has been used in the bathrooms and bedrooms; there is no 'cookie cutter' approach, instead only individual and unique homes.

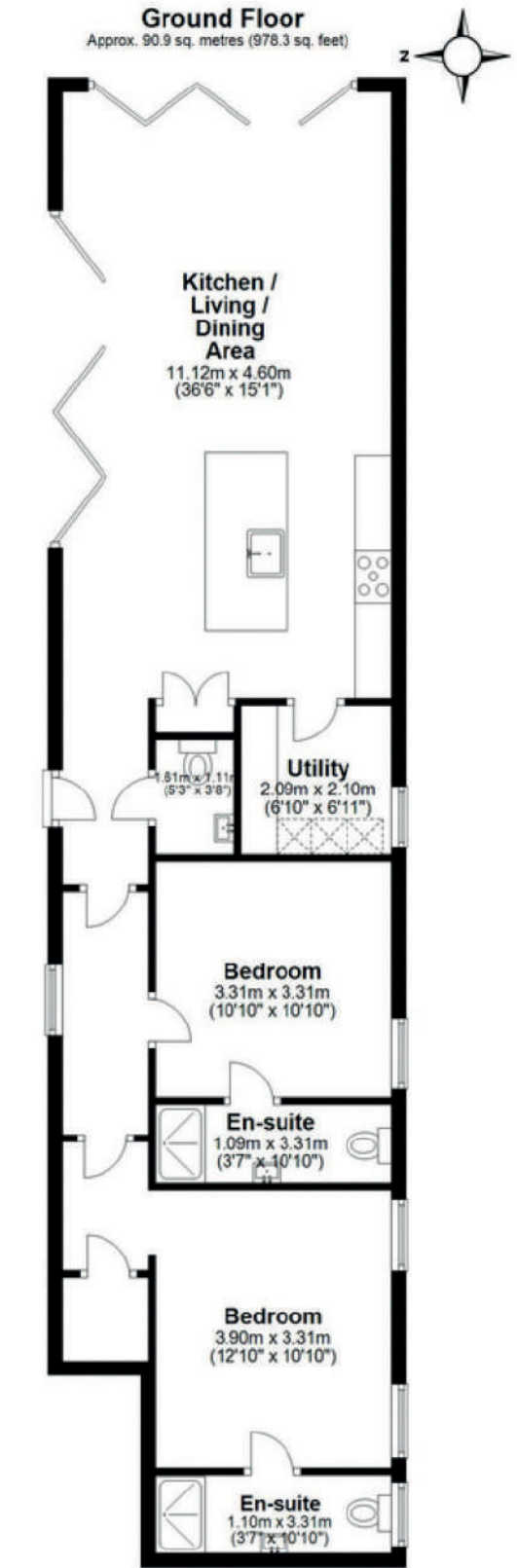
Both bedrooms in both homes frame views out over open fields and internal gardens to the front and rear.

Outside, gardens extend to the ground floor levels, both private, peaceful and secure.

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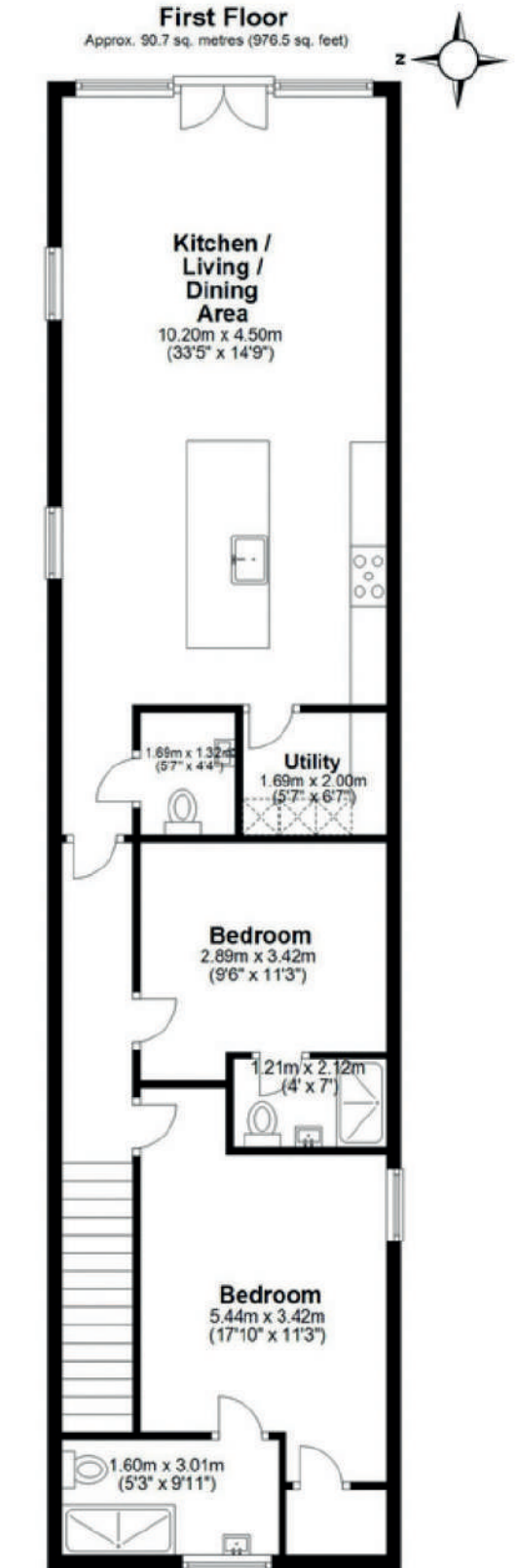


Total area: approx. 90.9 sq. metres (978.3 sq. feet)

②

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Total area: approx. 90.7 sq. metres (976.5 sq. feet)



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Welcome to number 6. Stepping into the entrance hall through the arched door with warmth underfoot from oversized cream tiles that flow through the rest of the first floor.



To the left, a convenient utility space and WC crafted with white Zellige tiles and LED mirror complimented by crosswater™ brushed brass hardware.

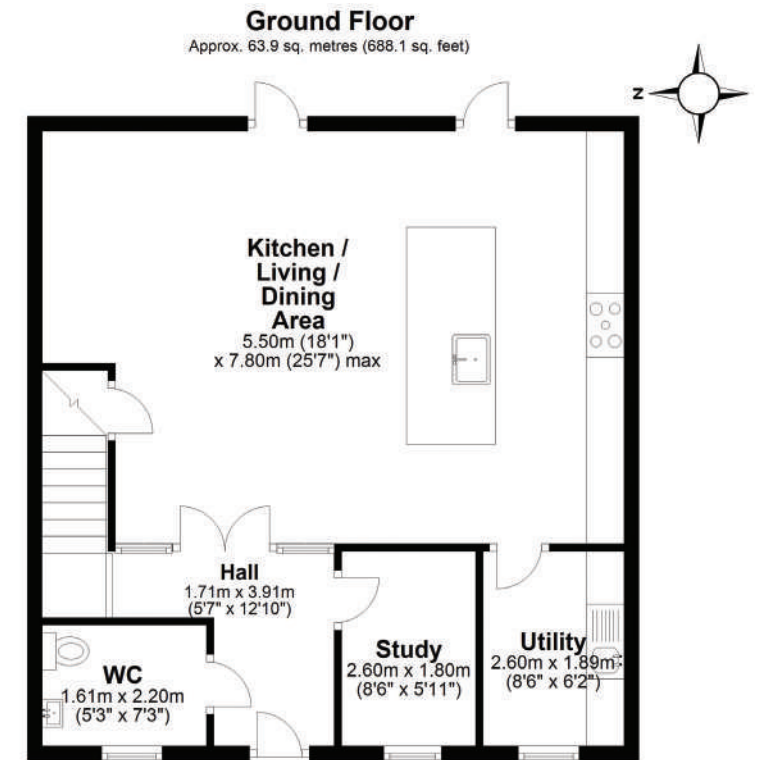
To the right, a study room flooded with natural light from the deep windowsill, ideal for working from home or a playroom.

Beyond the hallway through crittal style doors, arrive at the open-flow kitchen with plenty of space for dining and entertainment. The kitchens at Old Hall are handmade ten miles from the doorstep, with appliances individually hand picked for the units including Rangemaster, Quooker and Neff.

At number 6, the kitchen is dressed in Farrow & Ball™ shades of Strong White and Drop Cloth, aesthetically coordinating with beautiful antique brass hardware. Adjacent to the kitchen, is a bespoke utility provides a functional space for everyday life.



6 OLD HALL COUNTRY ESTATE



Total area: approx. 127.9 sq. metres (1376.2 sq. feet)

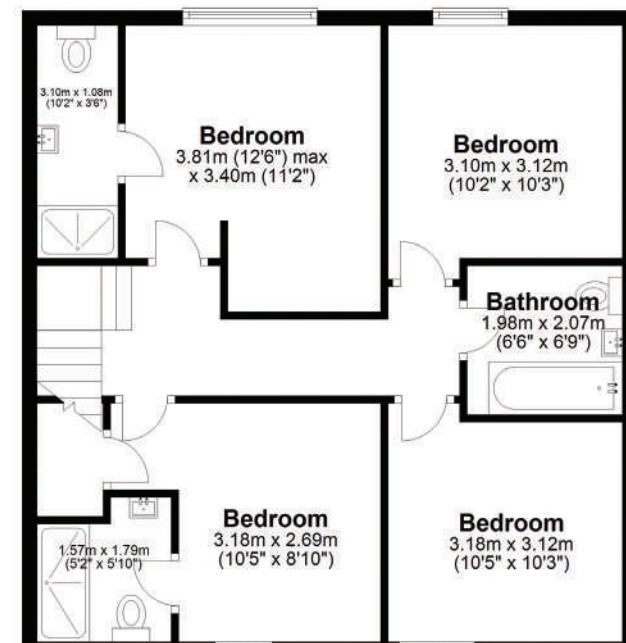
Tuscan style arched doors lead from the kitchen onto the private garden overlooking the farmers fields beyond. The perfect place for entertaining through indoor-outdoor living.

Stepping up to first floor, arrive at the landing where underfloor heating also continues.

Soak up stunning views to the front and rear from each of the four sumptuously styled bedroom suites.

The first floor is light and bright with fresh décor and timeless mouldings and trimwork which emphasizes the quality and attention to detail.

Plentiful parking is available, also a garage featuring an electric door and EV charging point.





10
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Character emanates upon arrival at No. 10, with its evocative arched brick entrance and heritage design.



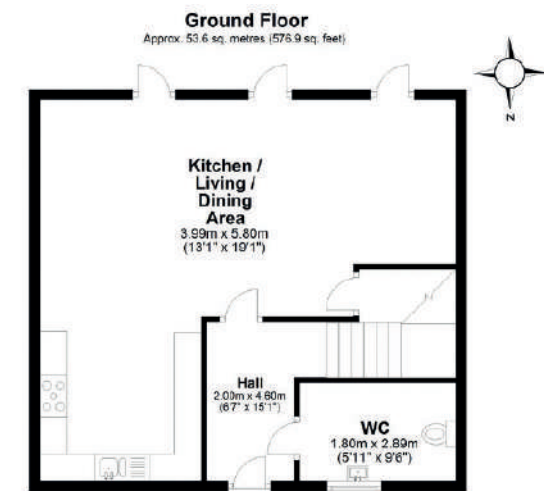
Inside, a practical utility room and cloakroom can be found to the right, whilst off the broad entrance hall ahead, a series of glazed doors deliver light through into the kitchen-dining-living space, allowing for instant access out into the garden.

Blurring the boundaries between indoor living and out, there is endless scope to imagine your ultimate dining experience at No. 10, as the kitchen area wraps around from the front to the rear in an L-shaped design.

Create zoned space, or allow the functionality of living, dining and cooking to flow into one. Forest green or serene cream, handpick the palette for your kitchen and attune it to your way of living.



10
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Total area: approx. 160.2 sq. metres (1723.9 sq. feet)



Upstairs, porthole windows imbue the enormous master suite with depth of character, offering views out over the boundless countryside. Position your bed to wake up to the mists rising over the fields before refreshing in the fully tiled ensuite, where you can luxuriate in the freestanding bath with waterfall tap.

Sleep soundly in the second bedroom, spacious, bright and served by a luxurious shower room ensuite, before ascending once more, to discover two more bountiful bedroom suites on the second floor.





11
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Alongside the renovated barns is Number 11 Old Hall, a complete new build that has been practically designed, with cloakroom and utility to the right of the broad and bright entrance hall, to the left, a versatile snug could easily serve as an accessible bedroom or formal dining room.

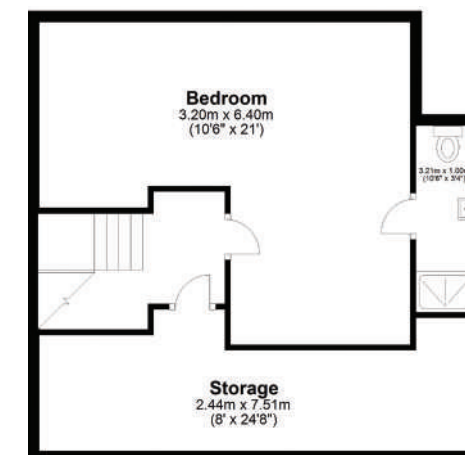
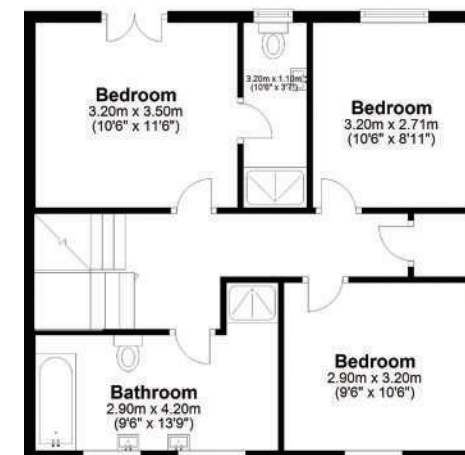
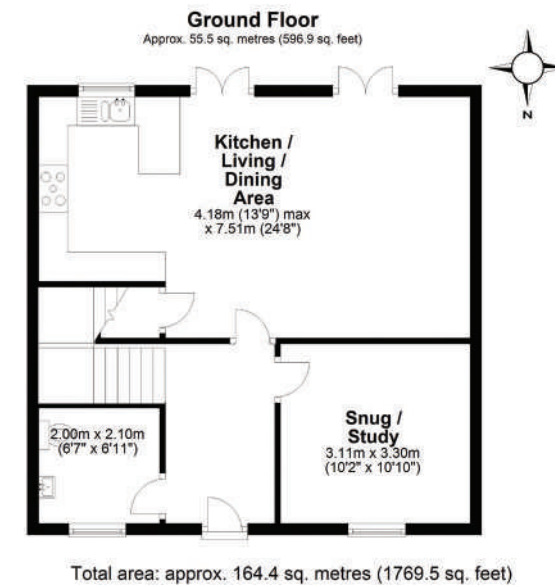


Blended kitchen space with space for living and dining can be honed to your way of living, overlooking the verdant garden and outlying countryside ahead. Two sets of double doors connect with the fields and farmland, inviting you to dine alfresco.

Embrace the outdoors with a colour scheme to mirror the Cheshire countryside; wooden worktops or sleek Silestone. Reflect the sublime sunsets over the paddock in your colour palette for the kitchen. From vegetable basket storage in the central island to vibrant accents such as copper handles or smoked glass splashbacks, convey your personality and soul through your personalised choice of design for this essential 21st century space.



11
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Sweet dreams await upstairs on the first floor, where bountiful bedrooms capture the essence of country living, with Juliet balconies, sunset vistas, luxurious ensuites, waterfall taps, standalone bathtubs and storage space available in the three beautiful bedrooms.

The penthouse floor is reserved for the principal suite, a blank canvas awaiting your personalising brush strokes to create the ultimate masterpiece. From Ofuro-inspired bathing to seamless fitted storage, what better way of ensuring a sound night's sleep, than by working with us to craft the bedroom of your dreams?

Unique to this part of the development, a paddock of land included with the home. Ideal for those with a dream of countryside living and your very own private land. Let your imagination run wild, with scope for landscaping or even a low maintenance wild flower garden.

Each home comes with its own garage, with electric door and EV charging point.





12
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Peacefully positioned at the end of the collection of homes, No. 12 impresses with its classic double fronted façade.



With plenty of parking and a double garage, this new build home offers the ultimate in modern family living.

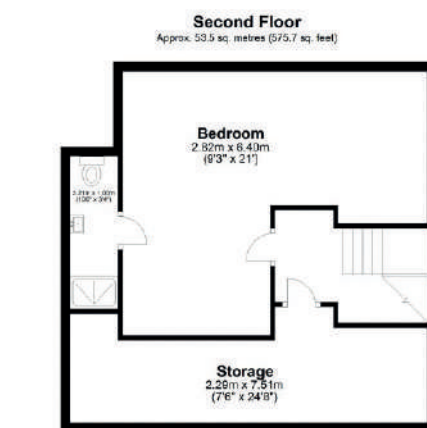
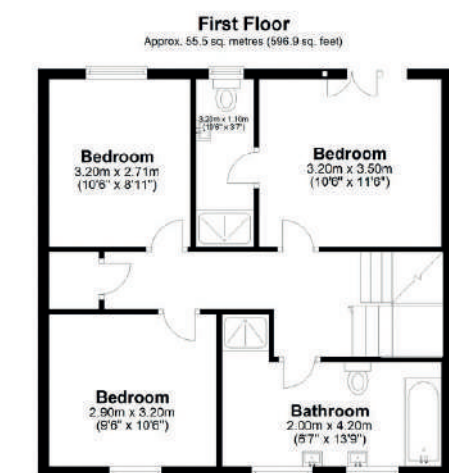
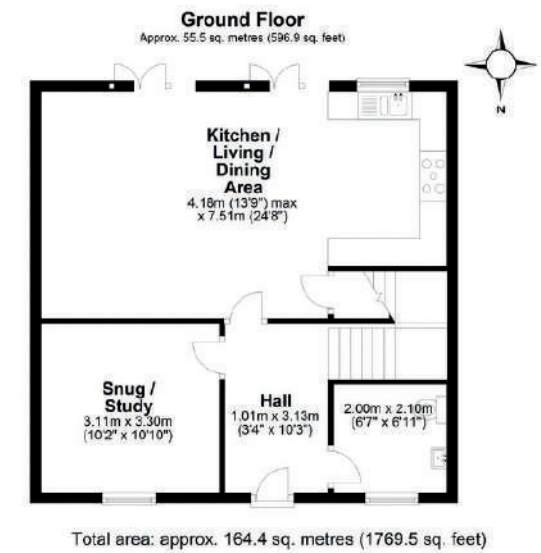
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LOCAL AREA

Uniquely positioned, the Old Hall Country Estate is a short distance from the river; follow the flow and amble along the river into the ancient walled city of Chester.

Explore the countryside wrapping around the Old Hall Country Estate, fringed in picturesque local villages, home to olde worlde pubs.

Close to motorway networks and major transport links, the Old Hall Country Estate is the closest development of its style to Chester.

Amenities are handy, with a local supermarket close at hand, excellent state and independent schooling nearby, alongside medical care, parks, cultural hotspots, shops and restaurants.

Perfect for family life, those seeking early retirement on the cusp of countryside and city, the homes at the Old Hall Country Estate offer luxurious, contemporary, picture-perfect living in the midst of rurality.

Built to the highest of specifications, experience luxury living where your home looks after you, not the other way around.

The Old Hall Country Estate: pushing boundaries on design and living space to create special and unique living on outskirts of Chester and all its culture, cafes and ancient charm.





FINER DETAILS

- Air source heating, underfloor heating to all floors
- Hardwood crittal style double glazed windows (farrow and ball off black)
- Handmade kitchens, island units & penisulars
- Individually designed bathrooms, with a range of brushed brass, matt black and brushed steel finishes
- Internal Windsor doors with bees wax brushed brass handles, internal timber crittal style glazed sections
- Dimmable spot lights to all rooms, communication board, Fibre broadband to properties
- Large gardens with stone paving, brick boundary walls, fencing and hedging, landscaped communal grounds
- Garages with power and water, provision for the installation of electric chargers
- Please contact the office for property Tenure





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presented by



WHAT3WORDS: kinds.mural.formation

To view Old Hall Country Estate
Call the CU Team
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email: sales@curransunique.co.uk

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www.curransunique.co.uk



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