

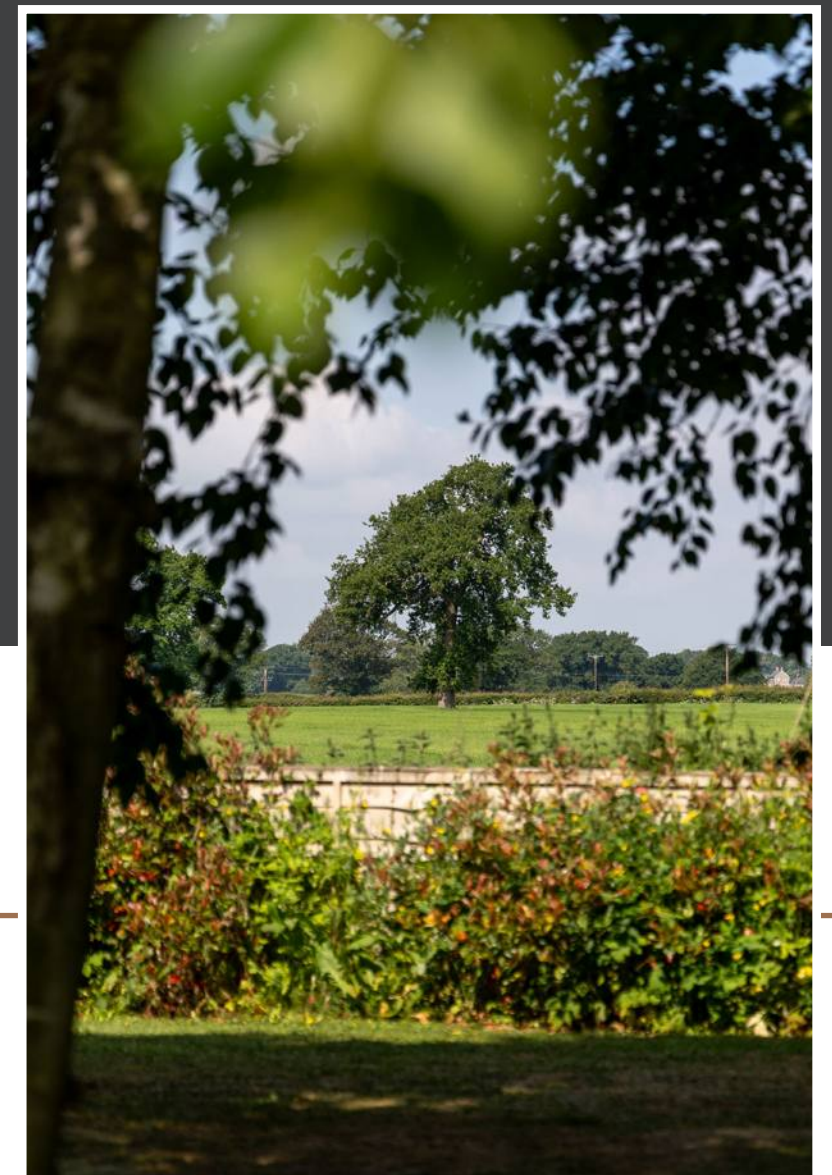


THE DRIFT HOUSE



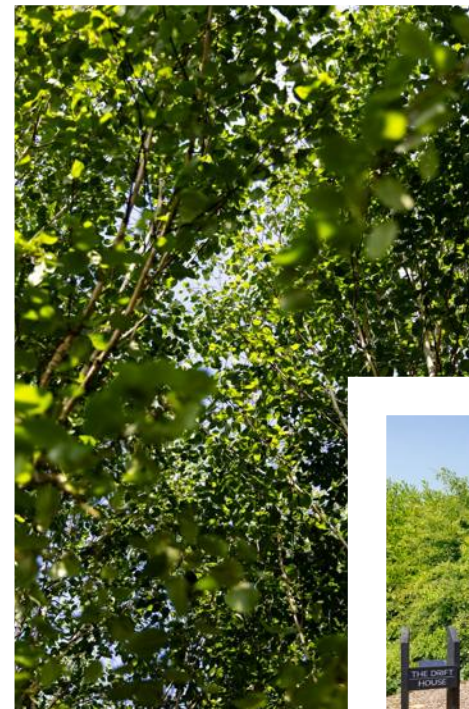
“UNLIKE MANY BARNs, WHICH CAN BE QUITE DARK, WITH LOW CEILINGS AND LOTS OF SEPARATE ROOMS, THE DRIFT HOUSE IS SO LIGHT INSIDE. IT’S HIGH, OPEN AND YOU REALLY USE EVERY BIT OF SPACE. YOU NEVER FEEL ENCLOSED.”

With walks in abundance on the doorstep, close to the Shropshire Union Canal and on the cusp of the thriving East Cheshire town of Nantwich, Burland is the perfect bridge between country living and city convenience. Tucked away beyond electric gates, The Drift House reveals itself slowly, approached via a tree-lined driveway backing onto a paddock belonging to the home. Sense the calm and space, as the wider world drifts quietly away.





A turning circle directly in front of the annexe and triple garage allows for easy access, with the garaging itself providing comfortable parking for four cars, while the driveway comfortably accommodates double figures – ideal for guests and grown-up children. A classic five-bar gate leads into the courtyard beyond.



ENCHANTING ARRIVAL



The entrance hall at The Drift House immediately sets the tone: expansive, architectural, and drenched in natural light. Vaulted to the roof with exposed trusses and a striking bridge walkway connecting the two wings of the home, the space feels as much like a gallery as it does a family living space. Pale ceramic tiles warmed by underfloor heating run underfoot, a feature echoed throughout the home, while bespoke handmade lighting adds warmth against the crisp white décor. A full intelligent lighting system allows zoned moods to be created throughout, at the touch of a button.

Currently arranged as a dining hall, the scale and centrality of this space offer great flexibility. Whether as a formal reception room, dining hall or even as a future second kitchen–living area, it's a space that adapts to its owners' needs.





At the heart of the home lies the expansive kitchen–dining–family room, a soaring, light-filled space that embodies the blend of modern comfort and rural rusticity found throughout The Drift House. Originally fronted with solid glass, it's now fitted with a full wall of bifolding doors, three vast openings fold back completely to connect the entire living space to the sculpted gardens, water features and dining areas beyond, creating a seamless flow between inside and out. Beneath high vaulted ceilings, the kitchen balances warmth and innovation. A modern oak design is paired with exposed RSJs and subtle industrial touches, fusing tradition and contemporary style with flair. At its centre, a vast island stretches out, complete with a double sink and large induction hob - perfect for both cooking and conversation.






SAVOUR THE VIEWS

Integrated appliances include a steam oven, main oven, combi multifunction oven, two warming drawers, dishwasher and a sleek American fridge-freezer with chiller, flanked by a bespoke wraparound wine rack. The breakfast bar, seating six with ease, keeps family time at the heart of the space, ensuring you can connect over homework, lunchtime prep and morning cuppas. Tucked off one corner of the kitchen, the utility room is spacious and practical, plumbed for a washing machine and dryer, with its own sink, plenty of storage and dedicated cupboard housing the boiler and hot water system. Warm and well-ventilated, the utility room also doubles as an excellent drying room throughout the year. The home's multi-zone heating is controlled from here, with three separate panels allowing each area to be individually set for comfort and efficiency.

FLOW THROUGH INTO THE SNUG, A COSY YET SPACIOUS AUTUMN-WINTER LOUNGE FOR THE COOLER MONTHS WITH A DEDICATED MEDIA WALL AND FEATURE SLATE WALL WITH LOG BURNING STOVE.

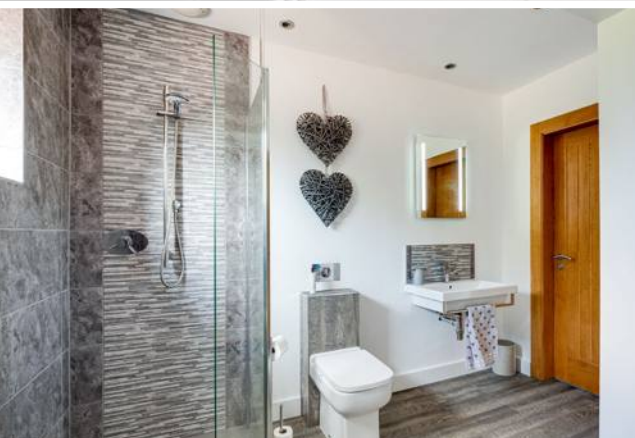




FOR THOSE WHO CRAVE
LIGHT, LAND AND A HOME
THAT OFFERS SPACE TO
BREATHE AND GROW, THE
DRIFT HOUSE CALLS, FROM
THE PEACEFUL CHESHIRE
VILLAGE OF BURLAND.



Returning through the central dining hall, make your way through to the private, peaceful study, the perfect place to work from home whilst remaining connected. This room could also serve as a snug for multigenerational living, positioned next to the accessible downstairs fourth bedroom with its tactile original exposed beams and brick wall with arched alcoves. There is also a Jack 'n' Jill bathroom, with walk-in shower, wash basin, WC and heated towel radiator.

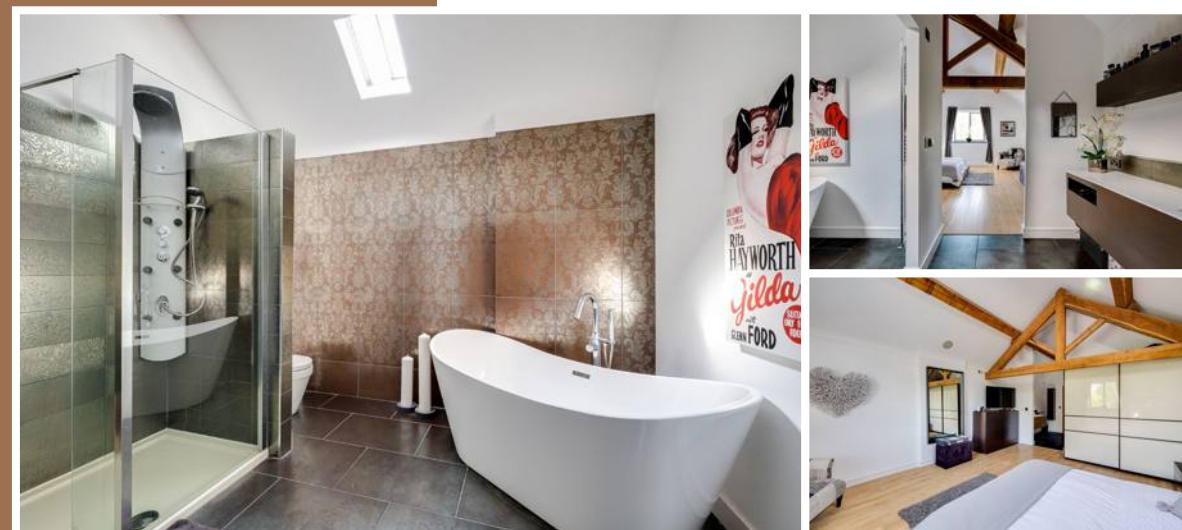


“EVERY ROOM DOWNSTAIRS
HAS INDEPENDENT ACCESS
OUTDOORS.”





From the entrance hall, ascend the oak stairs up to the gallery landing. Tucked peacefully away at the farthest end of the landing, access the master bedroom via its walk-through, boutique chic ensuite, with a wide countertop with wash basin and built in storage on the right, opening up to the large walk-in shower and freestanding bathtub opposite. Shimmering tiles have a matt finish, with WC tucked privately away to one side. Beyond the vast main bedroom sits beneath a beam-laden vaulted ceiling, with windows drawing in light and framing verdant views out over the garden, with ample built-in storage.



SWEET DREAMS



Back along the landing, enjoy the best views in the house from bedroom three, a spacious double with vaulted ceiling embellished in beams. Wake up to views over the paddock and countryside before refreshing in the shower room ensuite with large bath containing shower head attachment.



Privately positioned at the far end of the landing, bedroom two is quiet and self-contained room that offers a sense of independence and detachment from the wider flow of the bedrooms. With its own spacious shower room and separate entrance via a set of stairs from the outside, it can be reached without passing through the main house - offering flexibility for multi-generational living, independent teens, work purposes or visiting family.



Set within approximately 6.5 acres, the gardens and grounds at The Drift House are a true extension of the home, elegantly landscaped, carefully considered and designed to amplify the enjoyment of everyday living. To the rear, the garden unfolds in a series of distinct but connected spaces: structured box hedging wraps around a central lawn; a raised stone pond brims with planting in view of a pergola-topped relaxation area; and a bespoke dining zone with timber bench seating is flanked by raised beds and contemporary water features, independently controlled from the kitchen for a mellow sensory experience whilst dining alfresco. At every turn, this garden is designed to delight, in a tranquil and low maintenance manner - from blossom trees and box hedging to sunshine and stillness, all accessible from every ground-floor room, making the outdoors an integral part of everyday life. Beyond the formal garden, two hedge-lined fields extend the sense of space and seclusion. One has its own separate access from the road, with internal gates allowing the two to be joined, ideal for equestrian use or grazing. There's also scope to install stables or a dedicated unit for a car collection, offering real potential for future lifestyle or leisure needs.

SUNSHINE AND SECLUSION

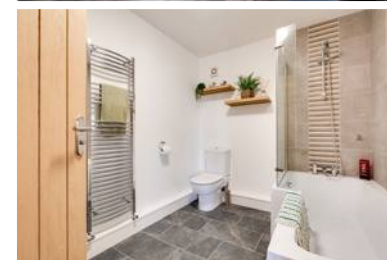


“IT’S GOT EVERYTHING YOU NEED – PRIVACY, VIEWS – THE GARDEN IS A SOUTH FACING SUN TRAP, IT TICKS EVERY BOX.”



THE ANNEXE

Created from scratch by the current owner and never yet stayed in, the annexe is an elegant and entirely self-contained living space tucked within the extended triple garage building. With its own private entrance and French doors opening to the courtyard, it offers independence without compromise, perfect for visiting family, growing teens, or as a beautifully appointed Airbnb. Open-plan and airy, with laminate flooring and a log-burning fire setting a warm, relaxed tone, the ground floor features a cosy light-filled living room opening into a cream-toned kitchen; fully equipped and seamlessly integrated. A separate, luxurious bathroom completes the downstairs. Upstairs, beneath a vaulted ceiling, the double bedroom resonates with light, perfectly peaceful thanks to high-level windows and a quaint porthole that frames views across the countryside. With its own water, heating and electric supply, the annexe functions entirely independently - offering flexibility, privacy, and future potential in equal measure.



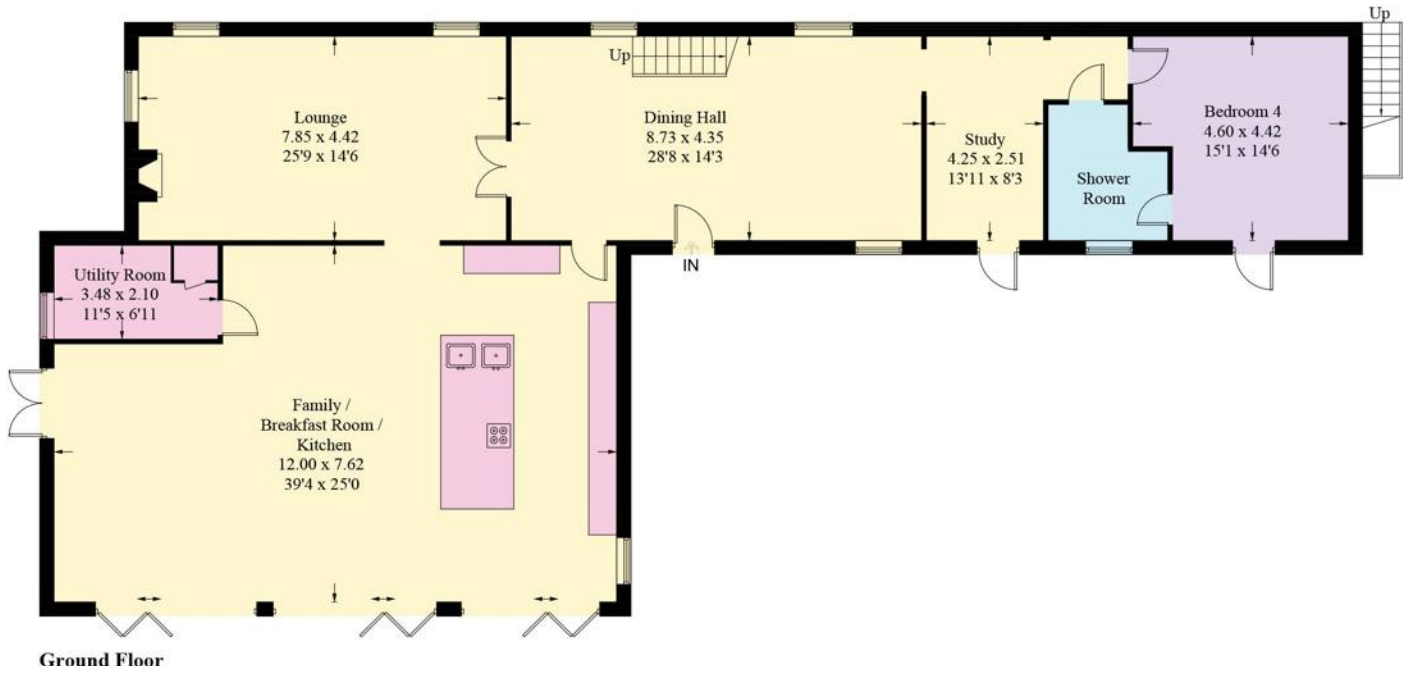
OUT & ABOUT

Surrounded by peaceful countryside yet perfectly connected, The Drift House offers the best of both worlds. From gentle morning walks along the nearby Llangollen Canal to hilltop adventures in the heart of the Welsh mountains a little further afield, this is a location made for those who love the outdoors. Golf courses, equestrian centres, and tennis courts are all within easy reach, along with a network of surrounding, scenic villages and traditional rural pubs for unwinding and dining out at the weekend. Just five minutes away, the market town of Nantwich provides everything needed day to day, with a thriving high street full of independent shops, cosy cafés, restaurants and a thriving arts scene. For more extensive retail, culture and dining, Chester and Tarporley are both within comfortable reach, with their own distinct high streets, from Chester's ancient cobbles and Rows to Tarporley's trendy boutique shops and bars. Families are well catered for, with a number of well-regarded schools nearby. Bunbury's popular primary is just 2.5 miles away, while Tarporley High and Bishop Heber both have strong reputations at secondary level. For independent options, The Grange, Abbey Gate College, and Kings and Queens in Chester all lie within the wider catchment. When it comes to connectivity, The Drift House delivers is ideal for commuters. Nantwich station links easily to Crewe - a major rail hub with fast connections across the UK - while the M6, Manchester and Liverpool airports are all accessible in under an hour. Balancing the bliss of countryside calm with the ease of modern connection, The Drift House is a home designed for living well. Light-filled, spacious and supremely flexible, whether hosting leisurely summer lunches in the garden, watching the seasons shift across the paddocks, or welcoming family to stay in the self-contained annexe, The Drift House is a home in which to settle, stretch out, soak up the sunshine and savour everything homelife has to offer.

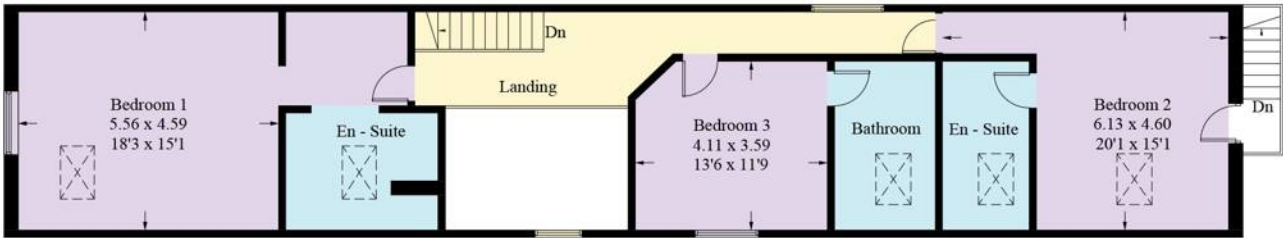


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

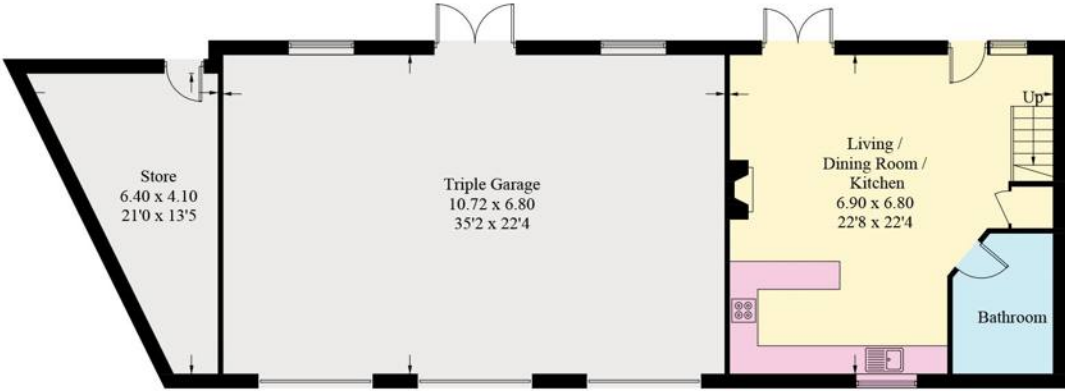
Approximate Gross Internal Area = 336.6 sq m / 3623 sq ft
 Outbuilding = 163.6 sq m / 1760 sq ft
 Total = 500.2 sq m / 5383 sq ft



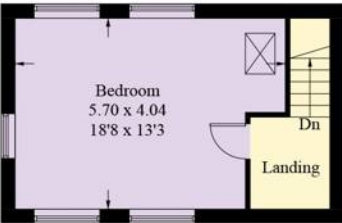
Ground Floor



First Floor



Outbuilding - Ground Floor



Outbuilding - First Floor

** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering **

FINER DETAILS

- Excellent newly refurbished annex over two floors
- 6.5 acres of land including lawns and fields that might suit equestrians
- Large triple garage
- Open plan kitchen with full length bi-folds underfloor heating throughout
- Electric gates

THE DRIFT --- HOUSE

 WHAT3WORDS: ///resonates.diamonds.tuxedos



To view The Drift House
Call: 01244 313 900 | Email: sales@curransunique.co.uk

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