

Westbrook Farm

KINGSLEY VILLAGE



An exclusive collection of just six individually designed homes, each thoughtfully created to offer an exceptional lifestyle in the heart of the Cheshire countryside.

Westbrook 1 Farm

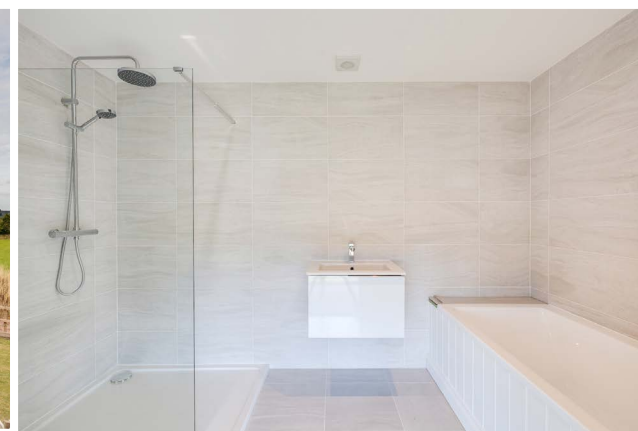
KINGSLEY VILLAGE

An Exceptional Barn Conversion with Breathtaking Views

Set at the heart of this exclusive six-home development, No. 1 is a truly remarkable four-bedroom barn conversion that effortlessly blends contemporary luxury with timeless rural charm. From the moment you arrive, the property makes a lasting impression – nestled behind a private gated entrance and enjoying an expansive plot with uninterrupted countryside views. Meticulously converted to the highest standards, this home showcases a stunning open-plan layout, perfect for modern living.



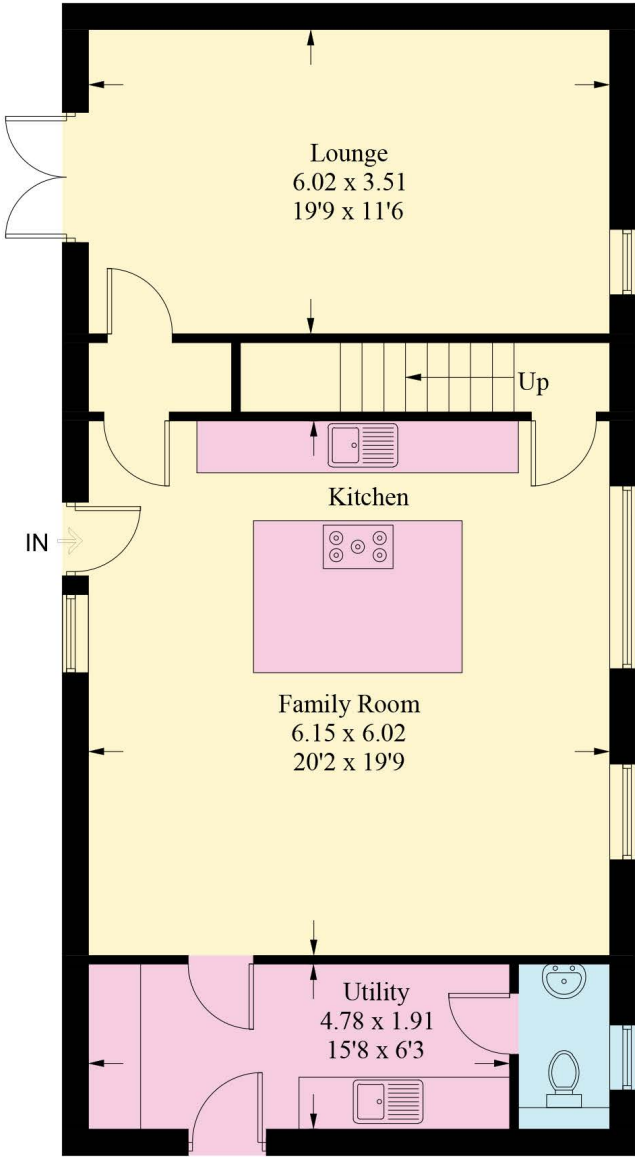
The heart of the home is a spectacular kitchen, dining and living space – featuring bespoke cabinetry, premium integrated appliances, and elegant Porcelanosa finishes throughout. Dual-aspect windows and wide glazed doors invite natural light to pour in, creating a seamless flow between the inside and the beautifully landscaped terrace and garden. The ground floor benefits from underfloor heating for year-round comfort, while high-quality materials and stylish details are evident in every room. The accommodation comprises four generous bedrooms, including a luxurious principal suite with a contemporary en-suite shower room. A further three bedrooms are served by a spacious and beautifully appointed family bathroom.



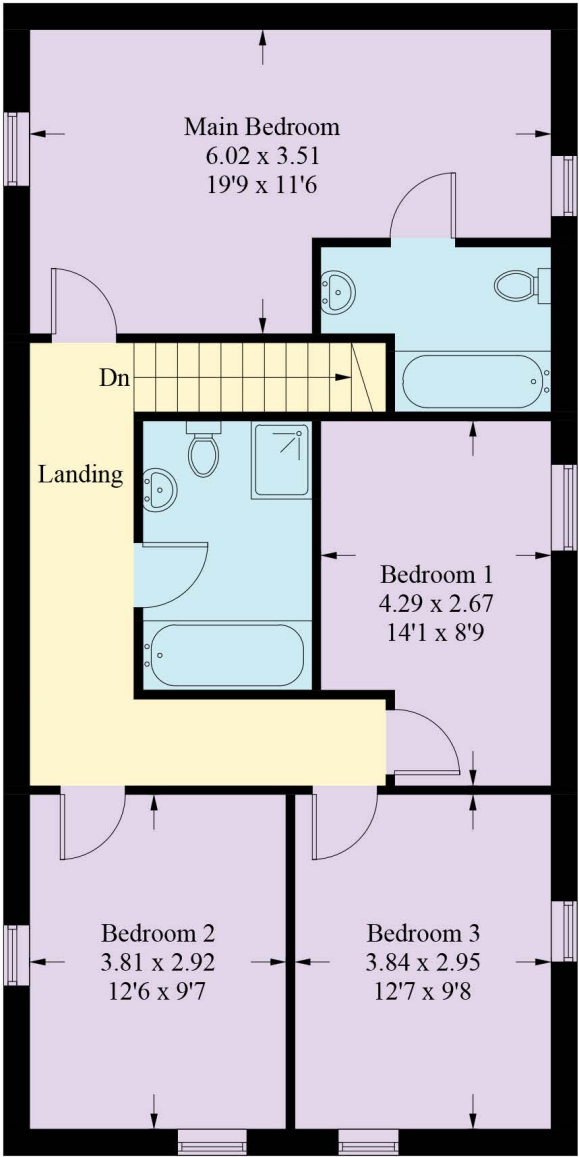
Externally, the property enjoys a large stone terrace perfect for outdoor entertaining, bordering a generous private garden, a detached garage, and ample off-road parking. Surrounded by open fields yet located within the welcoming community of Kingsley, 1 Westbrook Farm offers the rare opportunity to enjoy elegant rural living with all the comforts of a modern, high-spec home.



Approximate Gross Internal Area = 152.28 sq m / 1640 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232826)

Westbrook 5 Farm

KINGSLEY VILLAGE

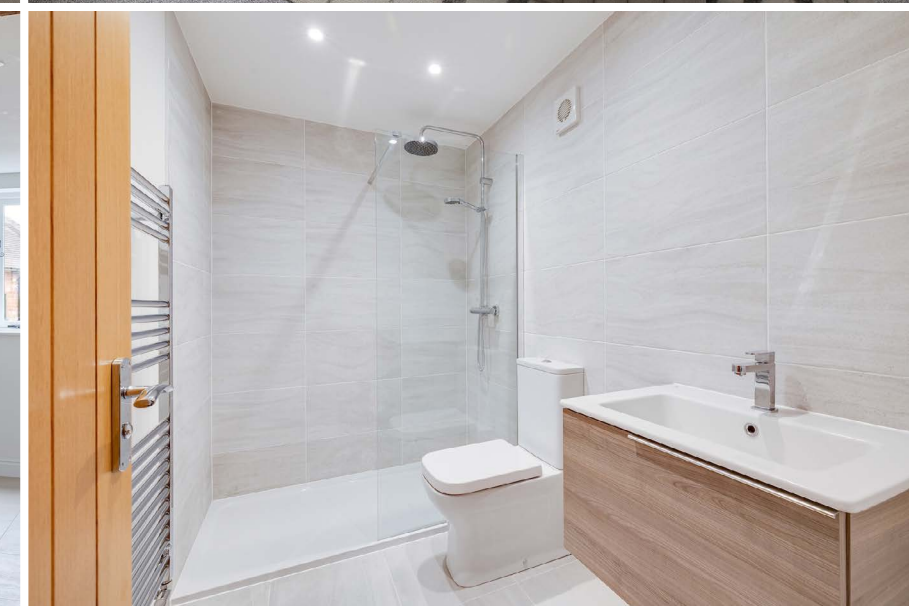
Characterful Four-Bedroom Home Blending Period Charm & Modern Living

No. 5 offers a unique opportunity to own a charming four-bedroom home that forms part of the original farmhouse, carefully restored and extended to combine original features with contemporary design. Positioned within the peaceful and private setting of this exclusive six-home development, the property stands out for its generous proportions, versatile layout, and characterful detailing.





Retaining beautiful heritage elements such as exposed brickwork, timber beams, and lofty ceilings, the home exudes warmth and authenticity. These period features are complemented by a bright, open-plan kitchen, dining and living area, fitted with bespoke cabinetry, quality appliances, and Porcelanosa finishes – a perfect setting for entertaining or everyday family life. A separate snug/living room offers a cosy escape or second reception space, ideal for relaxing evenings. Across the upper floors, the home provides four well-sized bedrooms, including two with stylish en-suite shower rooms. A family bathroom serves the additional bedrooms, all finished to the same high standard. A versatile loft room on the top floor adds further flexibility, perfect for a home office, playroom or occasional guest room.

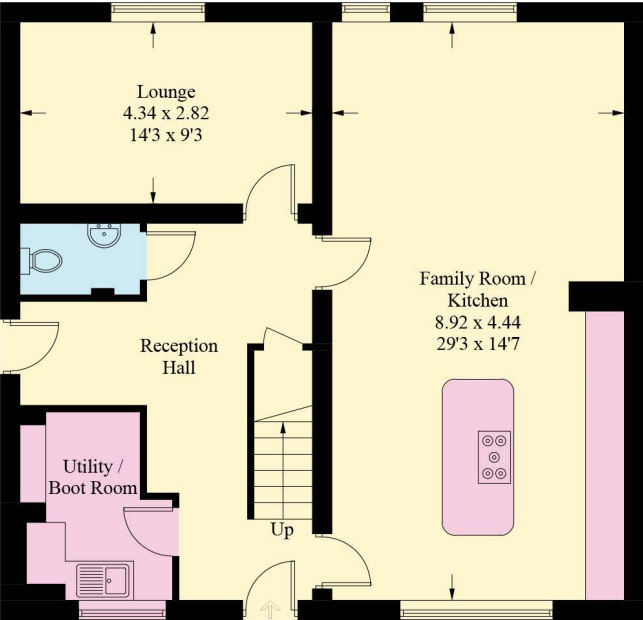




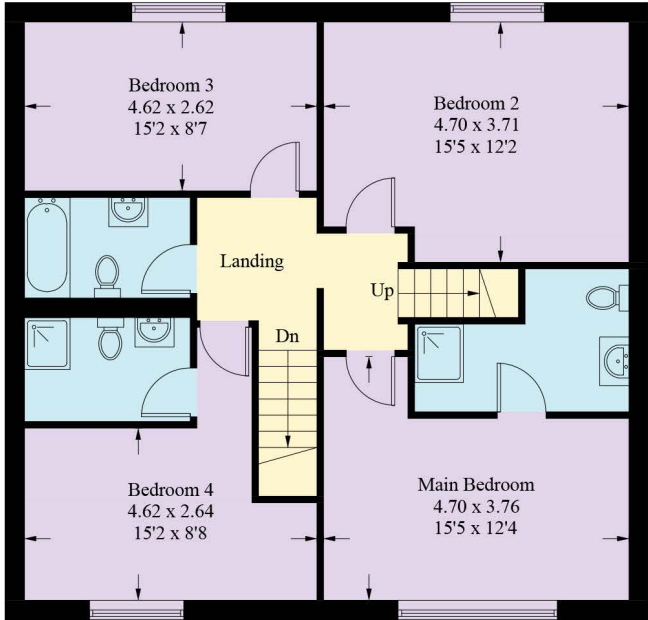
Externally, the home enjoys private parking, a garage, and a low maintenance garden. With a harmonious balance of heritage, style and space, 5 Westbrook Farm is ideal for families or those seeking a home with real character in a tranquil village setting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

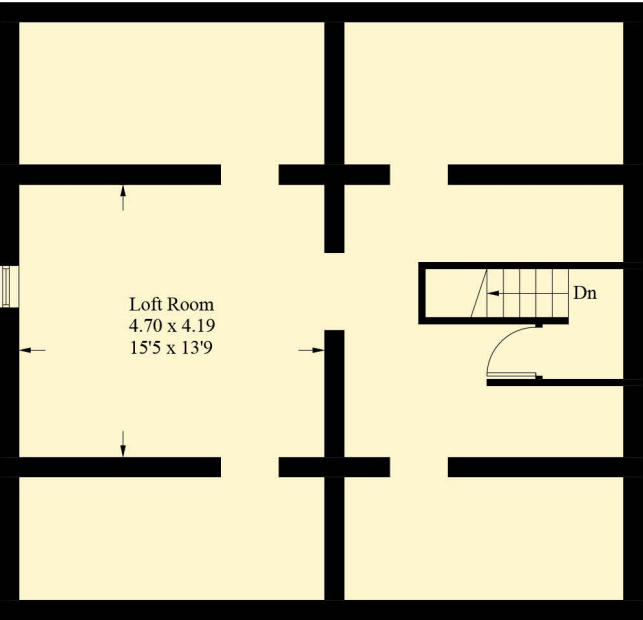
Approximate Gross Internal Area = 200.22 sq m / 2154 sq ft



Ground Floor



First Floor



Loft Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232828)

Westbrook 6 Farm

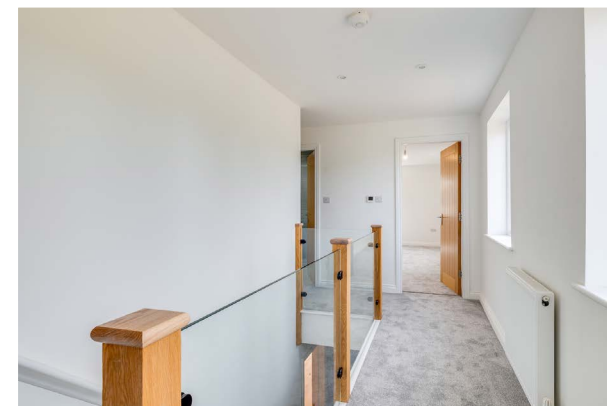
KINGSLEY VILLAGE

Elegant Three-Bedroom Townhouse Offering Stylish Village Living

No. 6 is a beautifully presented three-bedroom townhouse offering stylish, low-maintenance living with a distinctive blend of traditional charm and modern sophistication. Forming part of an original farmhouse, this thoughtfully designed home is arranged over three floors, making excellent use of space and natural light throughout.



The ground floor centres around a generous open-plan kitchen, dining and living space – perfect for both entertaining and everyday living. The kitchen features bespoke cabinetry, high-quality fittings, and sleek Porcelanosa finishes, all complemented by a calm, neutral décor and plenty of natural light. On the upper floors, the home boasts three well-proportioned bedrooms, including a superb top-floor primary suite with a luxurious en-suite and integrated storage. Two further bedrooms share a stylish family bathroom, completing a layout that works effortlessly for modern lifestyles.

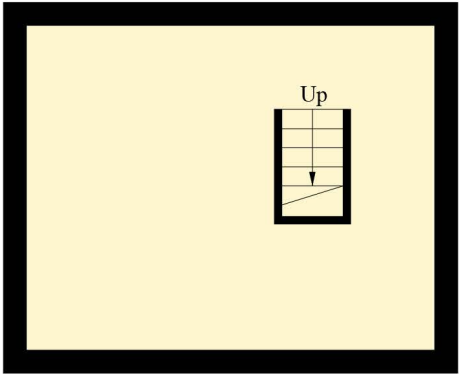




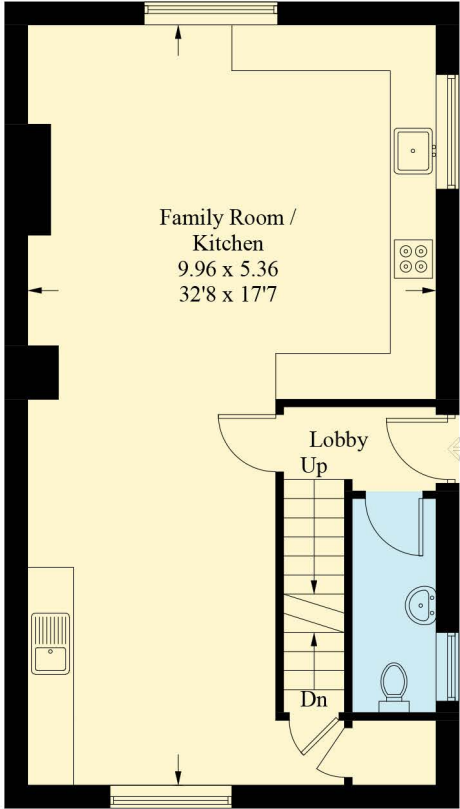
Externally the property has a designated car port, as well as further off-street parking available. The property also benefits from a low maintenance garden. Whether you're a professional couple, a young family, or a downsizer seeking elegance and convenience, 6 Westbrook Farm offers a superb opportunity to enjoy the benefits of a well-designed home in a picturesque rural location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

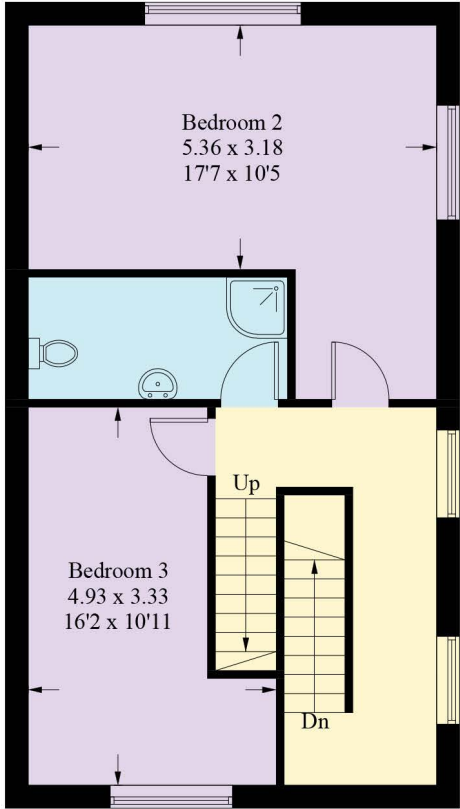
Approximate Gross Internal Area = 160.08 sq m / 1722 sq ft
(Excluding Cellar)



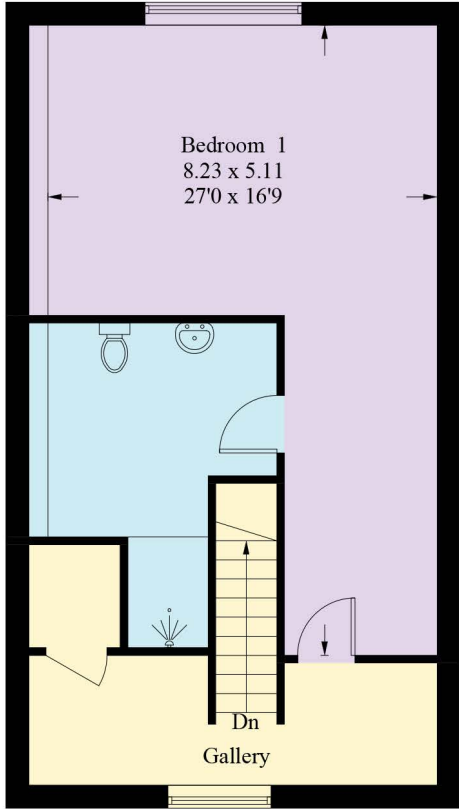
Cellar



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232829)

The Best of Cheshire Village Living – Connected, Peaceful & Naturally Beautiful

Located in the heart of the highly desirable village of Kingsley, this exclusive development of six bespoke homes offers a rare combination of rural tranquillity, community spirit, and convenient access to wider transport links. Kingsley is a quintessential Cheshire village, surrounded by open countryside and rolling hills, yet exceptionally well connected. Residents benefit from an array of local amenities including two well-regarded primary schools, a convenience store with Post Office, a village pub, and a vibrant community scene. Nature lovers will be drawn to the wealth of outdoor opportunities nearby. The breathtaking landscapes of Delamere Forest, the scenic Sandstone Trail, and the adventurous water sports at Manley Mere are all within easy reach, offering endless possibilities for walking, cycling, and family days out. Despite its rural charm, Kingsley enjoys excellent transport connections. The nearby road and rail networks provide swift access to Chester, Liverpool, and Manchester, as well as direct links to London via nearby train services. This makes Kingsley an ideal choice for those who desire the peace and beauty of countryside living without sacrificing connectivity or convenience. Whether you're looking to settle into a family-friendly community, downsize without compromise, or invest in a lifestyle of comfort and nature, The Barns at Kingsley offers the perfect place to call home.





WHAT3WORDS:/// shower.slept.intervals



To view Westbrook Farm
Call: 01244 313 900 | Email: sales@curransunique.co.uk
11 Grosvenor Street Chester CH1 2DD
www.curransunique.co.uk