



Park Wood Barn
Crowley | Northwich | Cheshire | CW9 6NS

PARK WOOD BARN



Nestled in an exquisite rural setting near Arley Hall, this prestigious estate offers a seamless blend of sophisticated living with countryside charm. Encompassing over 16.57 acres, this opulent four-bedroom, three-bathroom residence boasts a high-specification barn conversion completed in 2021. With spacious living areas, beautiful formal gardens, and a substantial steel-frame barn, this estate is the epitome of luxury rural living.



KEY FEATURES

Discover an exceptional opportunity to own an immaculately converted and tastefully refurbished detached barn in a breathtaking, secluded location on the edge of the esteemed Arley Hall Estate. Surrounded by over 16.57 acres of pristine countryside, this property offers magnificent views, privacy, and the ultimate in elegant living. With underfloor heating and a ground source heat pump, it is futureproofed and ready to move in!!

Refined Country Living Set within a collection of three exclusive detached homes, this estate enjoys the tranquillity of a picturesque cobbled courtyard while offering expansive views across rolling farmland. Developed in 2021, this estate has been finished to the highest standard with an eye for luxurious details and modern conveniences.

The approach to the property is as impressive as the residence itself, with secure double gates opening onto a sweeping gravel driveway that provides ample parking, bordered by mature hedging for added privacy. Manicured lawns flank the front and rear of the property, leading to a large, open steel-frame barn – perfect for equestrian or agricultural use.

The estate spans 16.57 acres of Grade 2 agricultural land, offering boundless opportunities for farming or equestrian enthusiasts while providing a picturesque backdrop for country walks or leisurely outdoor pursuits.

Luxury Accommodation The heart of the home is the expansive open-plan living and dining kitchen, where dual aspects reveal charming views of the courtyard and formal gardens. The bespoke hand-painted cabinetry and large central island topped with white marble make this kitchen a culinary masterpiece. A pop-up bar with an electric motor and a solid oak counter adds a unique touch, while the electric Aga set in a chimney breast with traditional hobs and a plancha hot plate ensures a first-class cooking experience.

The kitchen flows seamlessly into a spacious family room and dining area, all framed by elegant oat-coloured tiling. From here, a solid oak staircase leads to the first-floor landing.

Beyond the kitchen lies a utility room finished with the same high-end materials, including hand-painted cabinetry, marble countertops, and a bank of tall cupboards housing a ground source heat pump. A stable door provides easy access to the rear garden, while a contemporary WC completes the space.

A separate sitting room with French doors opening onto the rear gardens creates an intimate space for relaxation. The adjoining inner hall provides access to a cozy study or snug, complete with its own private entrance – perfect for guests seeking privacy. The second staircase leads to a bedroom and bathroom, making this area an ideal guest suite or home office.



















KEY FEATURES

Elegant Bedrooms and Bathrooms On the first floor, all four bedrooms benefit from vaulted ceilings and exposed structural timbers, creating a sense of rustic grandeur. The master suite is a true sanctuary, featuring a dramatic exposed brick archway leading to a spacious dressing room. The en-suite bathroom is finished to the highest standard, with a fully tiled shower enclosure, overhead rain shower, Corian wall-hung wash basin, and a low-level WC.

The second bedroom, situated off the gallery landing, offers generous space and natural light from both skylights and lower-level windows. Bedroom three, accessed via the second staircase, features a luxurious en-suite shower room adorned with grey stone-effect tiling. Bedroom four, a delightful single, enjoys views over the cobbled courtyard through a beautiful arched window.

The family bathroom, located off the central landing, is an epitome of contemporary elegance, with a tiled-panel bath, overhead shower, concealed cistern WC, and a Corian wash basin set above floating drawers and matching wall cabinets.









KEY FEATURES

Outside

A Truly Unique Offering This magnificent estate offers a rare combination of luxury, privacy, and rural charm. Whether you seek a countryside retreat, a home with equestrian potential, or a sophisticated family residence, this property delivers on every front, creating a lifestyle of unparalleled elegance amidst the stunning Cheshire countryside.

Location

Situated in the tranquil hamlet of Crowley, this luxurious estate enjoys the perfect balance of rural seclusion and proximity to vibrant town life. Nearby Warrington, Lymm, Knutsford, Altrincham, and Northwich offer convenient access to amenities, while the M6 and M56 motorways connect you effortlessly to the cultural and economic hubs of Manchester, Liverpool, and Chester.







INFORMATION

Services, Utilities & Property Information

Utilities - Ground Source Heat pump, Mains Electric, Water Treatment plant, Mains Water, Broadband

Mobile Phone Coverage: 5G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability: Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. We advise you to check with your provider.

Construction Type: Stone

Off Road Parking Spaces: 8

In the curtilage of a listed building.

Tenure: Freehold

Local Authority: Cheshire West and Chester Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country East Cheshire & South Manchester on Tel Number +44 (0)7852 877 164

Website

For more information visit Estate Agents in East Cheshire and South Manchester | Fine & Country www.fineandcountry.co.uk/east-cheshire-and-south-manchester

Opening Hours

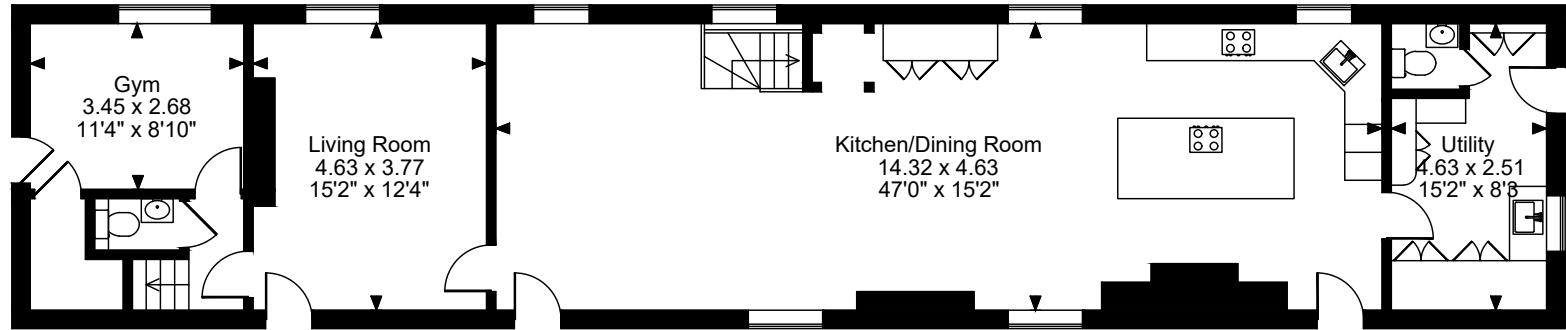
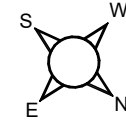
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

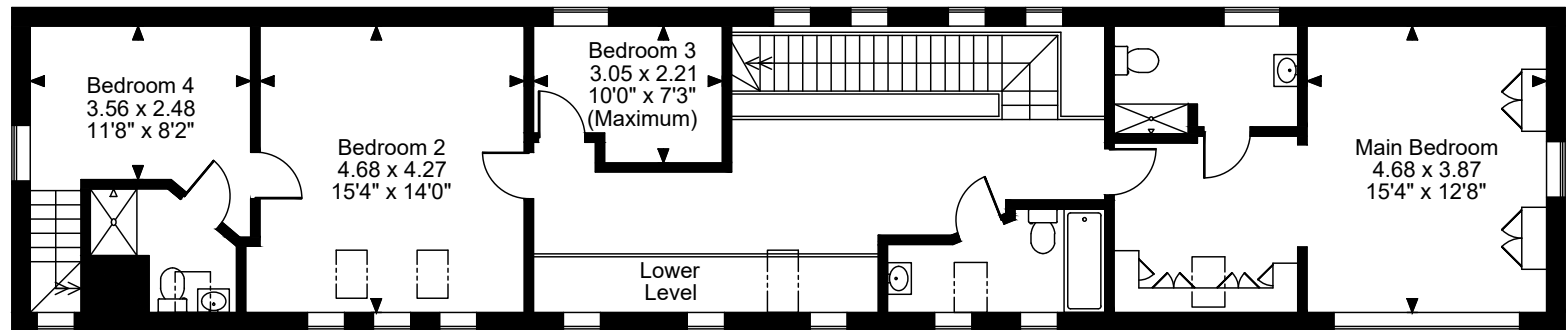
Sunday - By appointment only



Park Wood Barn, Crowley, Northwich
Approximate Gross Internal Area
2330 Sq Ft/216 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 11.09.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ARMA KANG

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I am a Property Consultant with over 24 years of successful experience in assisting people with moving to and selling their homes. Qualified as a Mortgage Advisor and a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities necessary for a successful home move.

Specializing in high-exposure technologies, I regularly attend national training sessions to showcase new marketing tech trends, including social media strategies, video presentations, and people analytics tools to target appropriate buyers. Firmly believing in the power of positive thinking in the workplace, I am convinced that you only need one quality person to organize your entire home move from start to finish.

I have been fortunate enough to feature on TV over the last few years, making special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under, and two appearances on Homes under the Hammer!

With a strong family background and belief, I was born in Greenwich, worked around the country, and am now based in London & Derbyshire. I love a good Netflix binge but can also be found in the gym in the morning and serve as "dad's taxi" for my two children most of the time when not following my beloved West Ham United football club.

THE FINE & COUNTRY
FOUNDATION

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