



1 ABBOTS BARN

WHITEGATE



INTRODUCING



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Exuding elegant simplicity and history, 1 Abbot's Barn is a beautifully considered and restored Grade II listed barn conversion. Nestled in the private grounds of a former abbey, this is where the bucolic scenery of the Vale Royal Abbey lends an enviable air of exclusivity and tranquillity.



HERITAGE DETAILS, MODERN COMFORTS, LASTING APPEAL

Interspersed with subtle dashes of quiet colour, voluminous ceilings and the rich architectural delight of abundant original beams, this luxury home is filled with spaces that feel rich, collected and full of character.

A trio of reception rooms, separate office and bespoke solid oak kitchen take modern 21st century life into account, a deluxe principal suite and four additional double bedrooms are impeccably curated, and idyllic gardens stretch down to the dappled shade of statuesque trees.







AN ADDRESS OF DISTINCTION, PAST AND PRESENT

Follow a tree-lined avenue through stone gateposts, past ancient woodland and the manicured fairways of the championship golf course, and you'll experience a prestigious introduction to life in the Vale Royal Abbey Estate.

This former monastic site traces its origins back to the 13th century and tucked away within the privacy of a cobbled walled courtyard, graceful Wisteria frames the façade of 1 Abbots Barn. Built in 1828 as part of Lord Delamere's Estate's stables and carriage buildings, today the curved arches of its windows and canopied entrance lend an instant reminder of its past.

Inside the spacious dimensions have been thoughtfully reimagined into a refined private residence that marries its 19th-century origins with panoramic vistas and deluxe yet elegant, modern detailing. Unfolding from a magnificent entrance hall, a collection of exemplary reception rooms and the versatility of a dedicated office conjure a wealth of space in which to live, work and entertain. The fluidity of the interconnecting reception rooms is ideal for both family life and entertaining on a grand scale.





LIGHT-FILLED LIVING, SEAMLESSLY CONNECTED

Bathed in sunlight and filled with picturesque views of the greenery outside, this trio of spaces begins with a superb sitting room, where the rich tones of a wood effect floor run underfoot, and dado rails encompass the excellent proportions









AN ELEGANT CONTINUITY OF ROOMS

Double doors open to reveal the equally impressive dining room where the aesthetic continues.

Beneath the high curve of an archway, double doors open to reveal a double aspect family room where French doors merge seamlessly with the blissful setting of the paved patio outside.

SPACES THAT ADAPT AS BEAUTIFULLY AS THEY INSPIRE

Flowing from the sitting room, a classic country kitchen is sympathetic to its surroundings, fully fitted with beautifully crafted solid oak cabinetry and sumptuous granite countertops that effortlessly pick out the rustic colours of a Fired Earth stone tiled floor. Benefiting from an integrated microwave and arranged to accommodate a range cooker, dishwasher and tumble dryer, it has a matching island along with the eternal charm of a butler sink and a wonderful arched window overlooking the courtyard and a second window providing views of the garden. An adjacent utility room with matching Fired Earth stone tiled floor, provides easy access to both the gardens and family room and keeps the washing machine, freezer and boiler hidden discreetly out of sight, while offering superb additional storage and a second sink.

Hugely adaptable to your own personal needs, the considerable office offers an exceptional environment in which to work or run a business. A dedicated hallway and the positioning of a ground floor cloakroom are ideal for visiting guests.









TIMELESS GRANDEUR, CONTEMPORARY INDULGENCE

The grandeur of the entrance hall's staircase rises up to the first floor where the quiet understated design of the reception rooms is swapped for the stunning array of original architectural beams and luxury detailing. An outstanding triple aspect principal suite sits to the end of the hallway extending out across the full width of the home. With a classic, timeless style the spacious bedroom area has an immensely calm and soothing air.

French doors open onto a Juliet balcony providing an exceptional view over the garden and tastefully chosen fitted wardrobes frame the doorway to a gorgeous en suite. Subtle lighting illuminates the contemporary freestanding bathtub and the clean lines of a broad glass framed walk-in shower which are elegantly complemented by marble tiles. Both bathrooms have been thoughtfully re-designed and incorporate useful storage.









SLEEP, STYLE AND SERENITY ALIGN

The sense of heritage and history resumes in each of the additional four double bedrooms, all of which have the voluminosity of high vaulted ceilings. Together they share a family shower room that effortlessly rivals the specification of the sublime en suite with its illuminated alcove shelving and sleek minimalism.





A LANDSCAPE OF ELEGANCE AND ESCAPE

Carrying views of the gardens into the family and dining rooms, French doors blend the outside and in, tempting you out onto the prodigious paved patio of an extensive and secluded garden. With an established lawn encompassed by verdant beds, this quintessential English country garden entices you to take a stroll past the topiary of clipped hedging and majestically mature shrubs to the dappled shade of statuesque trees and an almost secret garden at the rear that adds a hidden retreat to reflect and unwind in.

WHERE NATURE, HERITAGE AND HOME CONVERGE

Looking out onto the greens and fairways of the renowned golf course, a second garden reaches out along the full width of this historic residence. Its manicured low level box borders allowing uninterrupted views to be carried through the reception rooms and office, letting your gaze wander out across the beauty of this incredibly special setting.

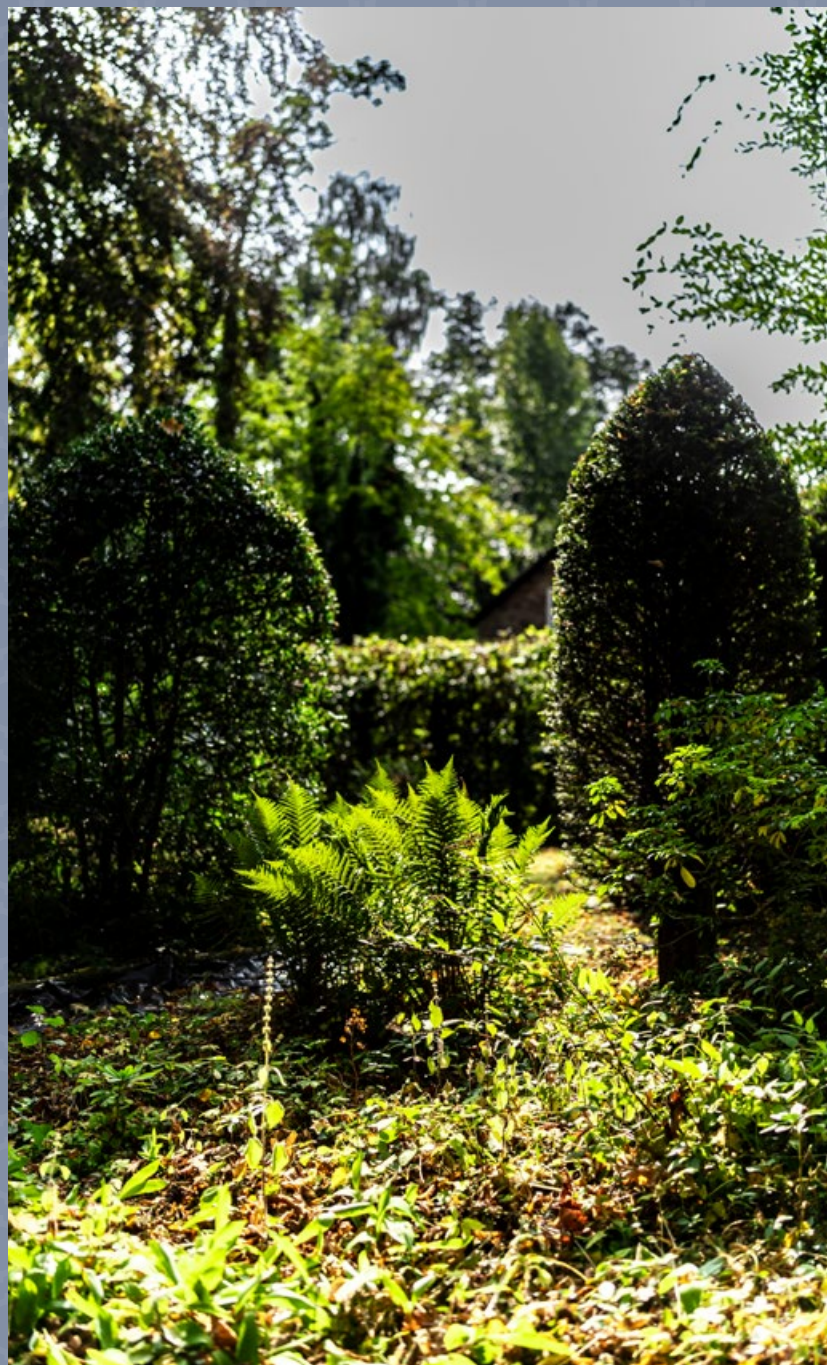
The paved patio of the initial garden is a heavenly place for al fresco drinks and dining with friends or family, while the estate of the Vale Royal Abbey offers enchanting walking paths weaving through the Church Wood, along the River Weaver and across fields while horses graze and birds sing.

At the front of the home the walled cobbled courtyard provides the convenience of designated parking for five vehicles including an electric charging point.











1 Abbots Barn,
Vale Royal Drive,
Whitegate,
Cheshire, CW8 2BA

TOTAL:
3304 sq. ft 307 m²

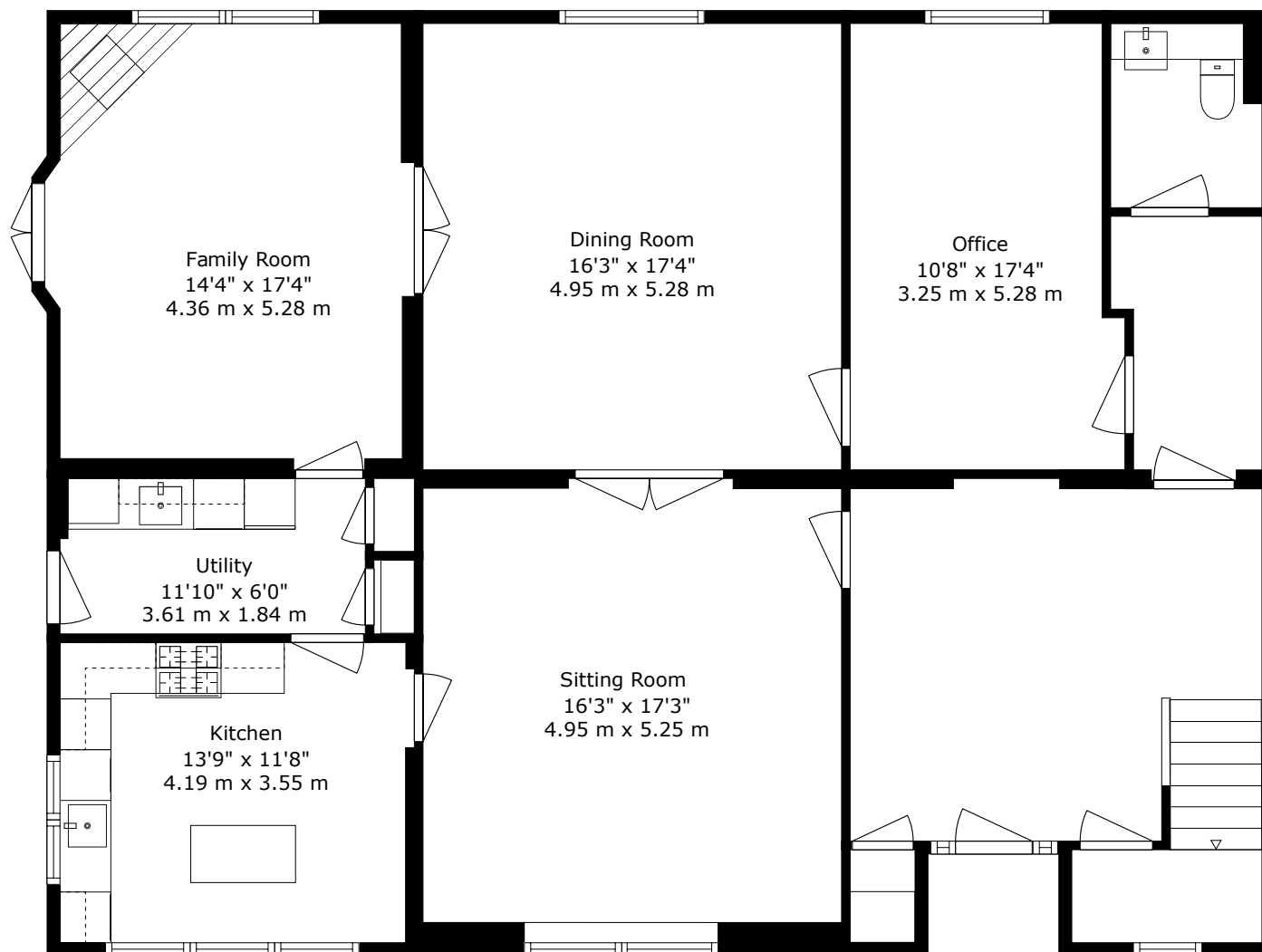
Ground Floor:
1642 sq. ft 153 m²

First Floor:
1662 sq. ft 154 m²

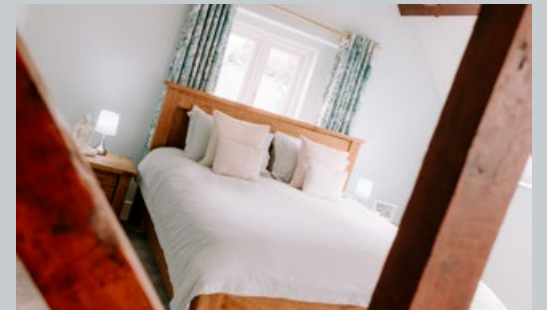
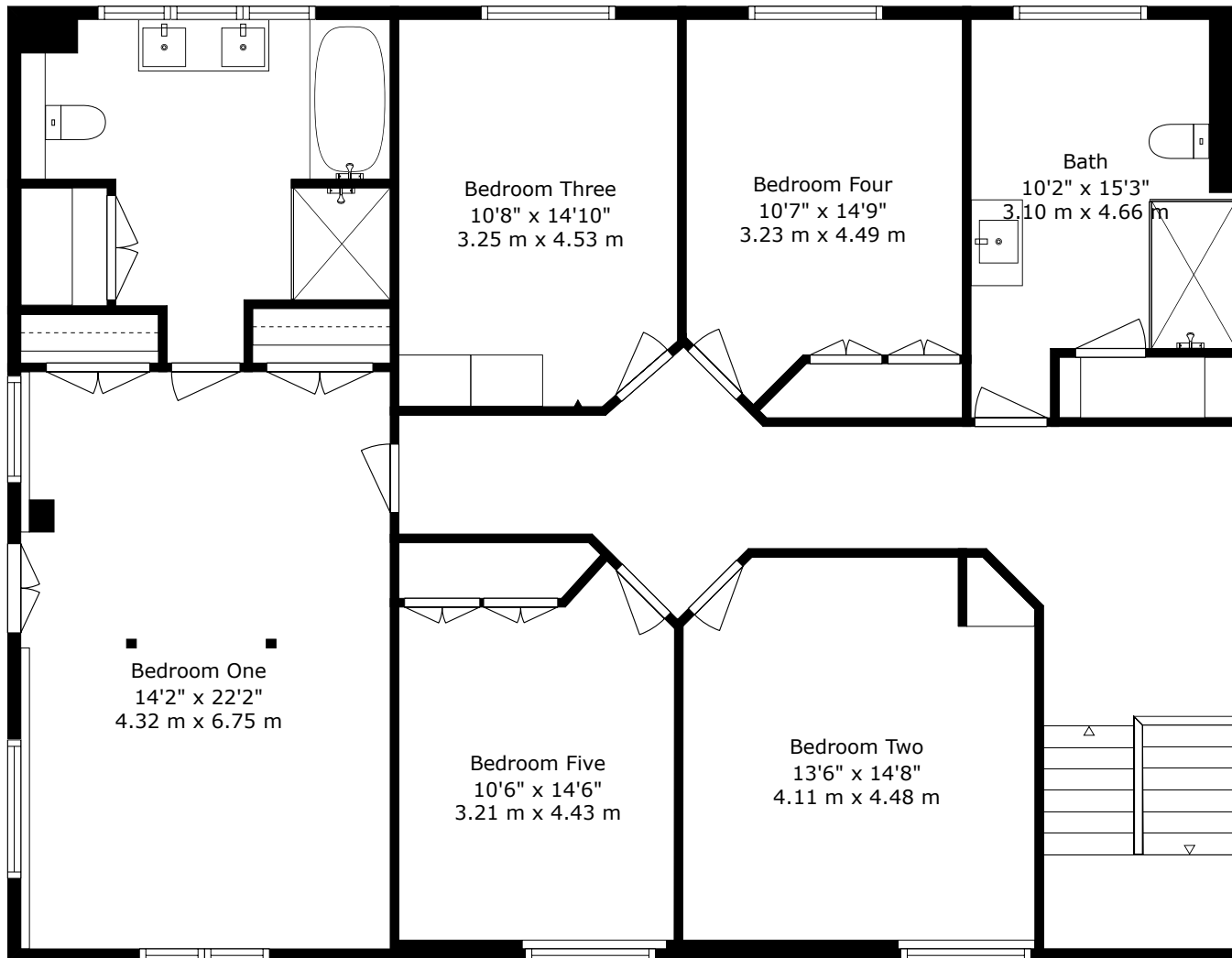
	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	73 C	80 C
(55-68) D		
(39-100) E		
(21-38) F		
(1-20) G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances
and other features are approximate only.

GROUND FLOOR



FIRST FLOOR





1 ABBOTS BARN, VALE ROYAL DRIVE, WHITEGATE, CHESHIRE, CW8 2BA



SCAN TO VIEW
MORE DETAILS

CONTACT US TO VIEW THIS PROPERTY:



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