

The Cow Shed

LOWER WHITLEY

## THE COW SHED, LOWER WHITLEY

Rural soul. Urban edge. Effortless luxury. The Cow Shed in Lower Whitley offers all three in perfect balance.

---





## THE COW SHED

# Rural Living Redefined

Once a lowing byre, The Cow Shed has been transformed with creative care into a bold, contemporary home whose agricultural roots are not so much concealed as celebrated. Designed with an uncompromising commitment to quality, craftsmanship and materials, The Cow Shed is a home that blends the industrial with the indulgent: Tata Steel standing seam above, Siberian larch outside, tactile oak underfoot.

Set within peaceful farmland, Reynaers aluminium windows frame the rural views, from a home where connectivity and craftsmanship go hand in hand: underfloor heating, CAT6 wiring, Starlink internet and sockets in every room, all discreetly underpin the rustic authenticity of this home with modern ease. One of a small collection of farm buildings converted into residential use, The Cow Shed sits as part of an exclusive community, where electric gates open to a private driveway upon which a detached double garage awaits.





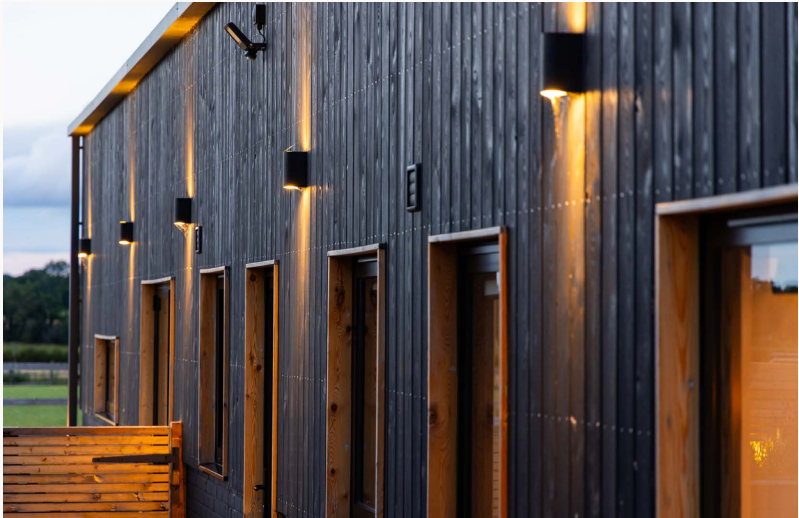


## THE COW SHED

### Step Inside

Clad in striking black, The Cow Shed makes a confident statement against the open country skies, making your way indoors, where underfloor heating brings warmth beneath Ted Todd oak floors in the entrance hall. Clean white walls and deep black detailing frame the bespoke, steel architectural staircase, while full height glazing ahead invites natural light to pour through, drawing the eye towards the garden beyond.

Double Crittall-style doors open off to the left, where bifolding doors connect the office to the front of the home, offering an easy flow to the outdoors. A long run of Quartz worktop forms a practical double desk space, ideal for home working, while a picture window to the side keeps countryside views, and the arrival of visitors, firmly in sight. Bright, calm and tucked away from the main living spaces, the office is a place for private productivity.







Next door on the left, an oak door opens into the utility room, with large-format tiles underfoot for practicality, an under-counter sink and fitted with plumbing for both washing machine and dryer. A glazed door offers easy access outdoors, perfect for muddy boots or paws.



Beyond, a connecting boot room, with Belfast sink and storage, provides the ideal spot for drying dogs, storing wellies and keeping the everyday comings and goings neatly contained, ensuring the kitchen beyond remains as pristine as family life allows.





## THE COW SHED



### Wine & Dine

Also accessed directly from the entrance hall, the kitchen is serenaded by light. Black cabinetry continues the connection to the industrial heritage of the building, countered by a host of contemporary appliances. A tall wine fridge takes pride of place along one wall - perfect for keeping reds and whites at their ideal temperatures - while Quartz worktops offer sleek and seamless preparation space, featuring Siemens appliances including two single ovens, a built-in bean-to-cup coffee machine, combination microwave oven and a black Quooker tap offering boiling, filtered still and sparkling water at the touch of a button. Storage is plentiful, with two walk-in larders, alongside under-counter bins and a Siemens integrated dishwasher housed within the island.



A sociable, bespoke fitted bench seating arrangement invites family gatherings, set around a bespoke dining table crafted from timber reclaimed from the neighbouring barn in a subtle nod to the home's rural roots. Above the sink, a picture window draws in natural light and frames the views beyond, a reminder that at The Cow Shed, countryside and craftsmanship are never far removed.



To the far end of the kitchen, large lift-and-slide doors open onto a rear patio, framing stunning, uninterrupted views across open countryside, a space designed to bring the outdoors in and showcase the changing of the seasons. To the side, French doors lead to an additional patio, perfect for al fresco dining, relaxing and entertaining in the fresh air.



## Savour the Views

---

Off from the dining area, an impressive double-sided fireplace and media wall subtly separates the space from the snug beyond, where smart Ted Todd herringbone oak flooring marks a shift in mood. A room made for quiet moments, sit facing the fields to read, reflect, or simply watch the weather roll in, or draw the curtains, turn on the television and settle in for the cosiest of evenings.



THE COW SHED





## THE COW SHED

Returning to the hallway, tucked off to the right of the front door upon entry, the lounge offers a moody, more cocooning contrast to the light, bright palette found throughout the rest of the home. Finished in deep charcoal grey, with a media wall providing a natural focal point, this space feels calm, clean and chic, perfect for cosy evenings in the snowy depths of winter.

Flexible by design, it could serve equally well as a cinema room, yoga studio or children's playroom. Full height glazing invites natural light, softening the charcoal, while underfoot Ted Todd oak flooring ties it seamlessly to the flow of the home beyond.







## THE COW SHED

### Functional Spaces

Of the five sumptuously sized bedrooms at The Cow Shed, two are accessibly located on the ground floor, each enjoying its own en suite and access directly out to the garden, perfect for guests or those seeking single-level living. Both rooms brim with boutique comfort, from soft carpets to vaulted ceilings with exposed beams adding a sense of airiness, while the black-framed Crittall-style doors continue the home's strong, cohesive design. The second bedroom also offers abundant storage with walk-in wardrobes.

Nestled at the heart of the ground floor, a handy cloakroom provides everyday convenience with a wash basin and WC. Beneath the bespoke staircase, crafted by hand in Antrobus with solid oak treads and black-coated steelwork, discover a cosy nook, ideal for a reading desk or quiet workspace.





## THE COW SHED

### Rest & Revive

From the entrance hall, the black oak and glass stairs lead up to a light filled landing on the first floor, opening up into a quiet and contemplative seating area, where subdued light filters down through oversized Velux windows, further brightened by the soft, timeless tones of Farrow & Ball's Strong White.





## THE COW SHED

---



A room designed for unwinding, the main bathroom is a cocoon of calm. Grey tiling sets an understated tone, with a large walk-in shower, while a sculptural egg-shaped bath is ideal for long, luxurious soaks. Chrome fittings bring refined modern elegance, with Vitra vanity unit storage beneath the wash basin. Little luxuries elevate bathtime at The Cow Shed, from the soft warmth of underfloor heating to the automatic LED lighting that gently illuminates the way after dark.



On one side of the landing, bedrooms three and four await, bringing a more intimate, soporific feel, beneath gently pitched ceilings, contrasting with the lofty heights of the bedrooms below. On the left, bedroom three basks in an abundance of natural light, drawn down by oversized Velux windows, considerably fitted with built-in electric blinds for effortless control. In the fourth of the guest bedrooms, soothe your senses in the en suite shower room, a peaceful retreat for visiting family or overnight guests.





Set apart across the landing, the main bedroom is a restful retreat, perfectly private and filled with sophisticated luxury. Bespoke wardrobes in soft cashmere-toned vinyl wrap, with brushed brass handles, provide stylish storage, with integrated LED lighting and internal drawers. One wardrobe is fitted with a hidden TV, while to the rear, a walk-in dressing area provides yet more storage.

Quartz window ledges and tilt and turn doors, opening fully to a Juliet balcony capture the unchoreographed perfection of the Cheshire countryside, enabling you to wake up and bed down for the night watching the farmers at work, with rolling fields and wide skies as far as the eye can see.

When it's time to slow down, refresh and revive in the understated elegance of the en suite, with underfloor heating, a dual-fuel radiator and bespoke, hand-painted vanity units topped in quartz. Dual wash basins, a partitioned WC and separate shower - all finished in brushed gold fittings - complete this scene of sophisticated serenity.

*"The view sold it to us. It's just rolling countryside as far as you can see. We love watching the farmers, the wildlife, the birds; it's so peaceful and away from the noise."*







## Room to Grow, Space to Roam

Wander out into three acres of gardens, where there's space for growing, playing and entertaining outdoors.

Flowing out from the kitchen, a large, landscaped patio provides the perfect spot for barbecues, long lunches and evenings around the firepit, with spaces for both dining and relaxed seating beneath wide, open skies. With plenty of lawn stretching out across the rear, fully enclosed and edged by open fields, children can roam, dogs can exercise, or, for those with equestrian interests, the paddock offers scope to graze a pony.

A timber-built shed behind the barbecue area provides storage, while a separate garden building serves as a gym, complete with roof lights, electric underfloor heating and plenty of sockets. Versatile by design, it could work equally well as a home office, with scope to add a WC if desired.

---



THE COW SHED



## Out & About

---

Quiet and rural, life at The Old Cow Shed is made for those who relish fresh air, countryside walks and a little peace and privacy. For local dining, The Leigh Arms and The Antrobus Arms are within easy reach, while freshly grown produce and essentials can be picked up at The Hollies Farm Shop or in Weaverham, with Tesco and Co-op close at hand.

For families, a highly regarded primary school can be found in Higher Whitley, alongside respected senior options nearby including Bridgewater High School alongside acclaimed independent school The Grange School in Hartford. Commuters are well served, with easy access to the M56 and M6, making connections to Manchester, Chester or Liverpool convenient.

Whether you're raising children or your own aspirations for a softer, more sedate pace of life, The Cow Shed is an outstanding home that delivers high-spec, contemporary living without ever losing sight of its rural soul.



*Groceries?*

Stockton Heath, Weaverham or Northwich



*A walk?*

We are spoilt for choice with lots of nearby walks on the doorstep including Whitley Brook, Marbury Park and Delamere Forest



*A bite to eat?*

There are a variety of places to eat in nearby Stockton Heath



*A pub?*

The Partridge, Stretton



*A day out with the family?*

North Wales, Chester or Manchester



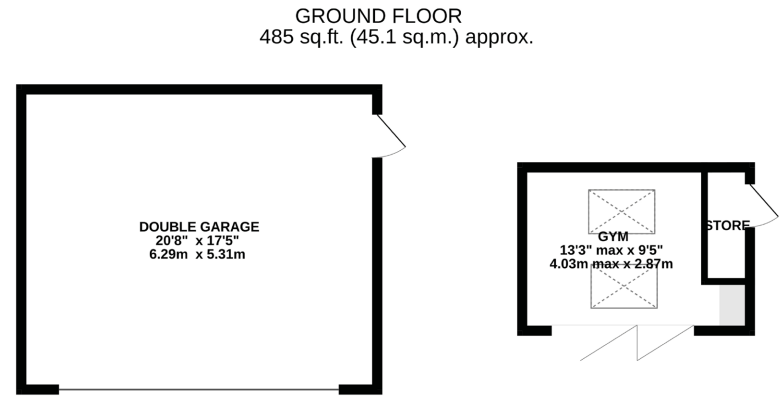
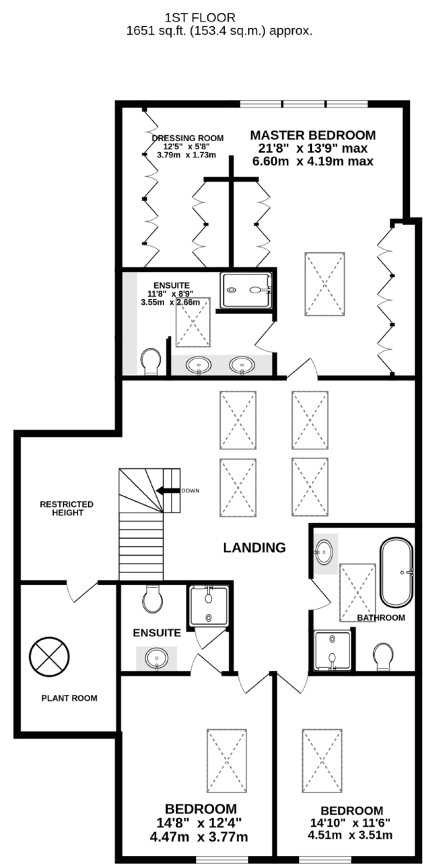
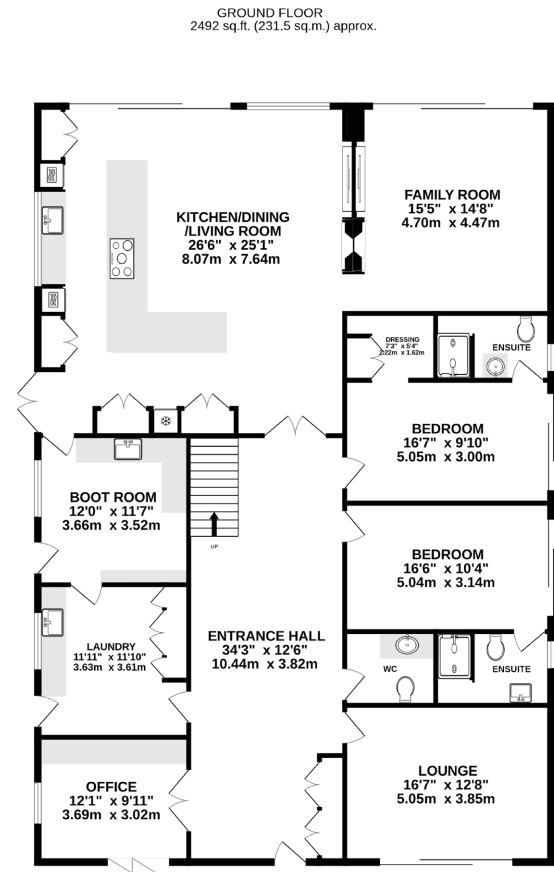
*Schools?*

Whitley Village Primary School, The Grange School or Cransley School

## Ask the Owners

*Where do you go when you need...*





**TOTAL FLOOR AREA: 4628 sq.ft. (430 sq.m.) approx.**  
**EXCLUDING GARAGE/OUTBUILDING: 4143 sq.ft. (385 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

# Key Features

- A striking barn conversion blending contemporary design with rural character
- 4143 sq.ft. of internal living space, plus 485 sq.ft. of garage / outbuilding
- High-spec kitchen with Siemens appliances, two larders, wine fridge, and Quooker tap
- Five double bedrooms, including two ground floor suites with garden access
- Light-filled living spaces with Ted Todd oak floors and handcrafted steel staircase
- Underfloor heating throughout, CAT6 wiring and Starlink internet
- Three acres of landscaped gardens and paddock with uninterrupted rural views
- Detached double garage, electric gates, and private driveway
- Garden building with underfloor heating - ideal as a gym or home office
- Located within an exclusive rural development with excellent commuter links
- Minutes from local pubs, farm shops, schools, and M56 / M6

See Ian's  
Video  
Tour

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

\*\* The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. \*\*







The Cow Shed

Marsh Lane  
Lower Whitley  
WA4 4EU



[storeysofcheshire.co.uk](http://storeysofcheshire.co.uk)

[hello@storeysofcheshire.co.uk](mailto:hello@storeysofcheshire.co.uk)  
01606 339922 | 01829 700359 | 01925 595950

57 Church Street, Davenham CW9 8NF  
56c High Street, Tarporley CW6 0AG