



The Bothy
PECKFORTON



Bothy

[bo-thee] *noun*

1. A humble shelter for farm workers to live in or for people to shelter in.
2. Proof that humble beginnings can have spectacular endings.

Once, a bothy meant simplicity, a stone hut on the edge of a great estate. Within the private grounds of Cheshire's Peckforton Castle, that modest origin is beautifully inverted at The Bothy, where the spirit of the gardener's refuge lives on, reshaped for twenty-first century living.





Storybook setting

A home defined by character, quirkiness, practicality and its tranquillity, The Bothy is a one-of-a-kind haven. Originally a mid-Victorian gardener's cottage with attached glasshouses, The Bothy was built in the 1840s as part of the Tollemache Estate to serve the newly constructed Peckforton Castle. Today, it stands as the only private residence within the castle grounds - a peaceful, secluded retreat surrounded by woodland and fields.

Accessed via the private driveway to Peckforton Castle, The Bothy, quietly tucked away, hidden from view is just a short walk from the castle itself. An evolution of a home - once the working heart of the castle's gardens where produce was grown to feed the estate, following its purchase at auction in 1991, the home has since been reimagined through three sensitive renovation phases, extending and evolving the old bothy into a cohesive modern home whilst honouring its horticultural soul.

A broad parking area with paving setts provides ample space for several cars, while stone steps lead down to a studded oak front door set within the home's solid stone façade.





Indoors, the plum painted exposed stone of the entrance hall casts a warm glow, matched with wooden flooring that continues through to the left. Light streams through, while, to the right, an opaque glass door opens into the family bathroom that pairs rustic beams and exposed stone with a freestanding oval bath and walk-in shower, for a medley of old and new.

Along the hallway, what at first glance is a bookcase swings open to reveal a wonderfully versatile room - playroom, part home office - full of beams, timber-framed glazing and character. It's a space that comes into its own at Christmas, when it transforms for family gatherings and festive games. A wonderful secret hideaway for children, or a space to work from home undisturbed, like so many of the rooms at The Bothy, adaptability is core to its function.





With its white painted ceiling and beams, the lounge, next door, bridges the past and present, retaining its original black Range, now framed in a sandstone surround. Ornate corbels, alcove shelving and a second, incredible inglenook fireplace create utterly unique character, with ample space to both relax and dine at the large table. With windows and a glazed door opening out to the formal parterre garden at the side, alongside French doors connecting invitingly to the rear patio, the lounge is another versatile and spacious room, ready to mould around any lifestyle.

A home that has evolved so much over the years, adaptability is at the heart of life at The Bothy, with multigenerational living easily accommodated courtesy of an accessible fifth bedroom. With its own independent entrance as well as access from the main lounge, this versatile suite includes a bedroom with dressing and office area and a private bathroom. Spacious and secluded, it was once planned as the master suite but works equally well as a guest room, teenage retreat or quiet space for visiting family, both tucked away and wonderfully private.

A door from the lounge opens back to the hallway, where a wooden trapdoor with an iron grill leads down to the cellar. Fully tanked and now used for storage, it retains the original boiler used for heating the glasshouses and potting sheds above.





Feast your eyes



At the heart of the home lies the open-plan kitchen, dining and family space, beneath a beam bedecked, sloping ceiling. Furnished with a sociable central island and soft grey cabinetry offering plenty of storage, glass doors connect the room to the garden and light. A leather banquette is wipe down and perfectly practical for family meals and jam-fingered breakfasts for all ages. The Clearview exposed flue log burner infuses warmth, while a host of Smeg appliances are seamlessly built in, including: a double oven with induction hob, inset deep-fat fryer, microwave, dishwasher and an instant boiling Quooker tap. A sociable hub, this room connects seamlessly with the outdoors and in and has played host to numerous parties. Practically located just off the kitchen there is also a handy utility room with plenty of pantry shelving and plumbing for a washing machine and dryer.





Step up from the main kitchen and the garden room is washed with light, with double height ceiling and windows offering far reaching views out over the courtyard garden. A versatile space designed for entertaining, to the right discover breakfast bar seating, another oven and hob, a dishwasher, fridge, and freezer, making it the perfect setup for hosting, particularly at Christmas when it becomes the social hub of the home. Furnished with underfloor heating for cooler days, fitted blinds add to the ambience.



Step back in time



Beyond, the flow of The Bothy continues, stepping up to the rediscovered Victorian glasshouse. With full height glazing and a glass ceiling, the room marks a beautiful transition between home and garden, where banana plants and vines laden with grapes climb the glass during hot seasons. In summer, the warmth gathers beneath the glass, making it an enchanting sanctuary in which to dine or unwind as evening falls. A tranquil water feature keeps the air moist, just as it would have been in its Victorian heyday. With the parasol heater on, looking out over the courtyard beyond, surrounded by greenery and grapes, the experience is magical.

*“It was the Victorian glasshouses for me, I could picture myself sitting there with a gin and tonic once they were restored.
The way they interacted with the garden just captured me completely.”*



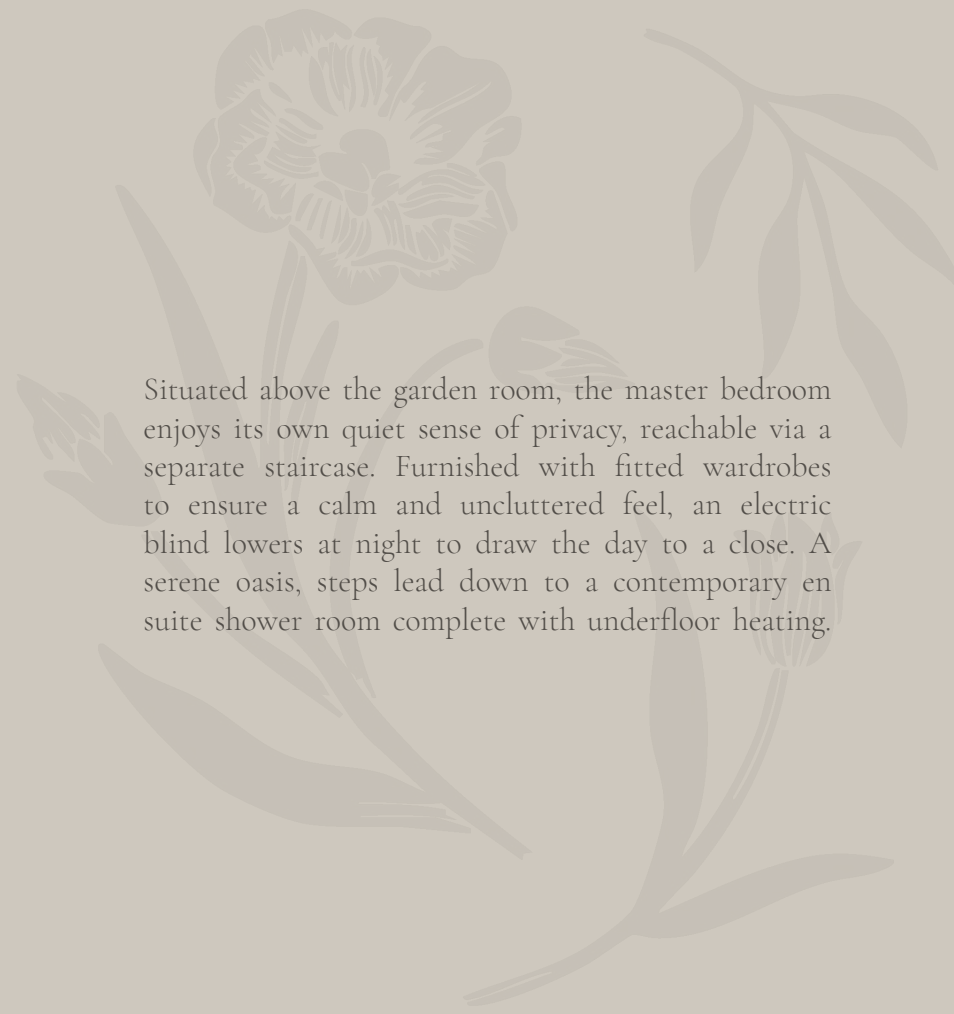


Rest and refresh

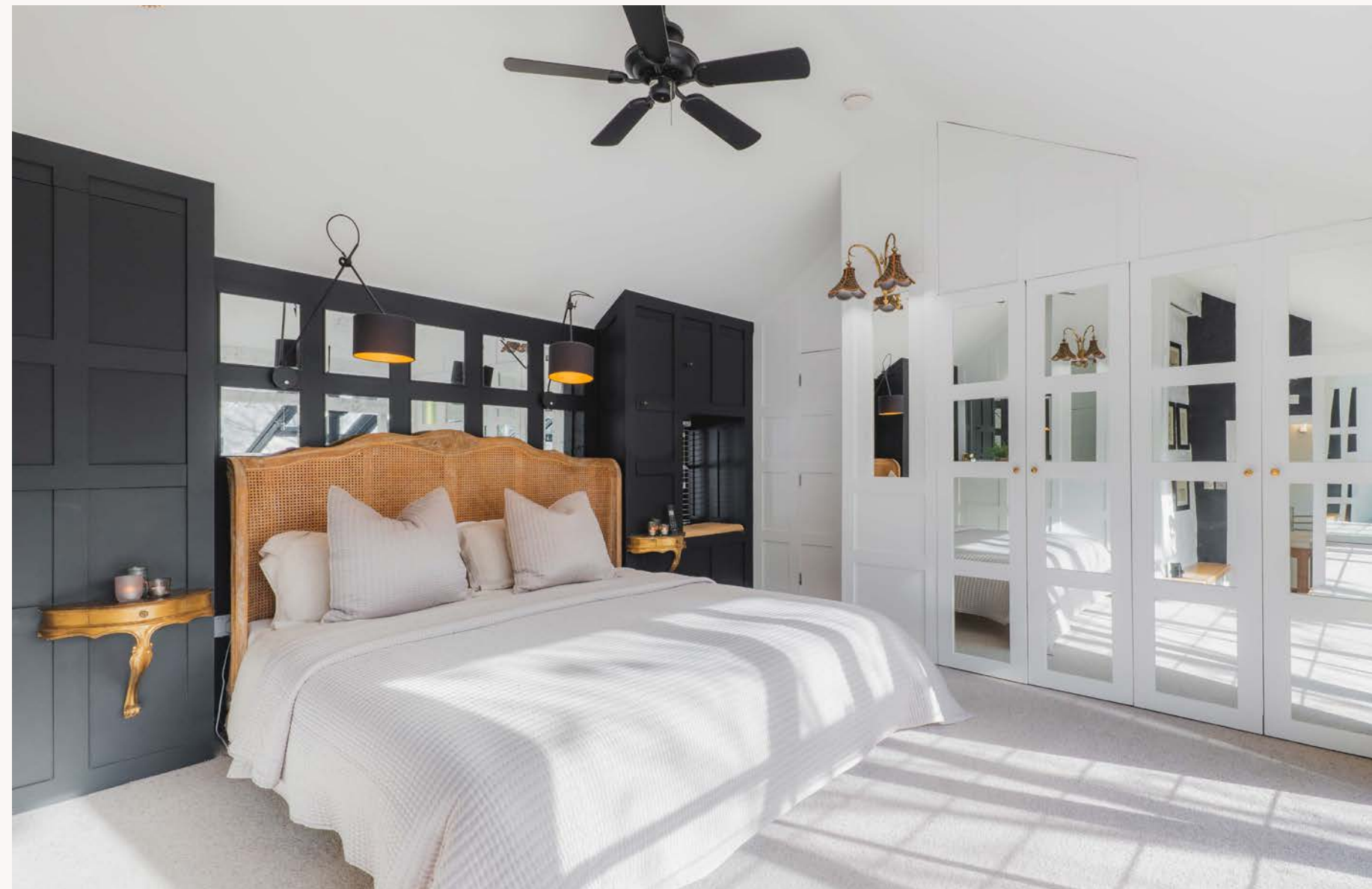
Returning to the entrance hall, take the stairs up to the first-floor landing, where wooden floor flows underfoot and to the right, a Jack 'n' Jill bathroom can be found. Neutral tiles ensure a classic contemporary feel, with a corner shower, wash basin and WC.

Panelling and beams embellish the walls along the landing, where the first of the bedrooms brims with light beneath a high, vaulted ceiling furnished with Velux windows. With views out over the front of the home and plenty of wardrobe space, this bedroom offers ample space for a double, but is ideal for children or as a nursery, connecting through to the master bedroom beyond.





Situated above the garden room, the master bedroom enjoys its own quiet sense of privacy, reachable via a separate staircase. Furnished with fitted wardrobes to ensure a calm and uncluttered feel, an electric blind lowers at night to draw the day to a close. A serene oasis, steps lead down to a contemporary ensuite shower room complete with underfloor heating.





Back on the main landing, turn left at the top of the stairs to discover a third double bedroom overlooking the Italianate formal garden. Here, guests can rest and refresh in the Jack 'n' Jill bathroom, accessible by sliding, pocket door and reconnecting with the landing.

Sharing the glorious garden views, tucked away at the end of the landing is a fourth upstairs double bedroom, with built-in wardrobes, and a peaceful, serene sense of décor.





A place to unwind

Accessed from the lounge, the fifth bedroom is thoughtfully designed as a private, self-contained retreat. Tucked away for added seclusion, this generous double bedroom is complemented by its own living area, offering a wonderful sense of independence - ideal for guests or multigenerational living.

A sleek, contemporary en suite enhances comfort, while large glazed doors draw in an abundance of natural light and open directly onto the courtyard. This tranquil outdoor space becomes a seamless extension of the room, perfect for a quiet morning coffee or moments of relaxation.





In the gardens...

A true 'potterer's garden', the gardens, like the home, have evolved over many years from an untended, sloping plot into a lovingly transformed, mature landscape. Designed for year-round interest, they burst into life from spring through into late summer, with tropical foliage giving way to rich autumn colour. Established and attractive, yet relatively low maintenance, the planting has been carefully chosen to thrive with minimal upkeep.

At the centre, a pond edged with lilies provides a peaceful focal point, home to fish and a regular visiting heron. Surrounding beds are full and self-contained, deliberately planted to keep weeding to a minimum.

Beyond, an Italian-style garden brings a sense of order and formality, its clipped box hedging and symmetry adding structure and balance. Together, the gardens frame The Bothy in greenery, complementing its heritage and creating a setting that is both private, calm and captivating.





Out and about

Set within the private grounds of Peckforton Castle, The Bothy accommodates one of Cheshire's most scenic settings. Miles of walks unfold from the front door, through woodland, across open fields, or up into the hills, perfect for dogs, families and anyone who loves the outdoors.

The nearby villages of Bunbury and Tarporley are both around ten minutes' drive. Tarporley offers a lively High Street of cafés, restaurants and independent shops, while Bunbury has a more traditional village feel with its Post Office, park, Co-op and doctors' surgery.

Peckforton Castle itself is just a short stroll away, with a popular restaurant and bar open to the public.

For families, schooling is excellent, with primary schools in both Bunbury and Tarporley, and secondary options including Tarporley High and Bishop Heber in Malpas. A choice of respected independent schools lies within easy reach, while Chester and Nantwich are each around twenty minutes by car.

From growing families to those looking to retreat from the everyday rush, at The Bothy there is space to entertain, room to relax and the privacy to exhale, within easy reach of Cheshire's most sought-after villages.

For those who love entertaining and escaping the crowds in equal measure, welcome to The Bothy: a modern country home within the grounds of a fairytale castle.



Groceries?

For everyday essentials, we usually head to the nearby villages of Tarporley or Bunbury, both of which offer a great range of independent shops, convenience stores and local amenities, making day-to-day shopping easy and convenient.



A walk?

The property is perfectly placed for countryside walks, with fields and woodland directly accessible from the doorstep. The surrounding areas of Peckforton and Beeston Castle offer stunning scenery, while the wider Peckforton Hills provide miles of walking routes with beautiful views.



A bite to eat?

There are some lovely local spots to eat nearby, including Okells Garden Centre Café and Tilly's in Bunbury, both ideal for relaxed breakfasts, lunches or coffee.



Your local pub?

There is an excellent selection of pubs in the surrounding area. Highlights include Peckforton Castle, The Dysart Arms, The Yew Tree, Cholmondeley Arms and The Pheasant Inn - all well known for their character, food and countryside settings.



A day out with the family?

There are plenty of great days out nearby, including the historic city of Chester, as well as the market towns of Nantwich and Whitchurch, all offering a mix of shopping, dining and local attractions.

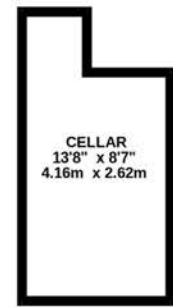


Schools?

There are a number of well-regarded schools in the area, including Tarporley CofE Primary School, Tarporley High School and Sixth Form College and Bunbury Aldersey CofE Primary School, all popular choices with local families.

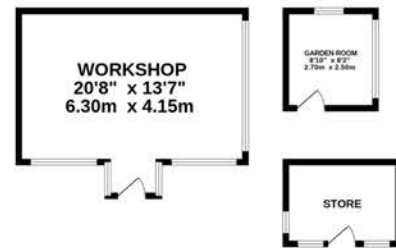


BASEMENT
134 sq.ft. (12 sq.m.) approx.



CELLAR
13'8" x 8'7"
4.16m x 2.62m

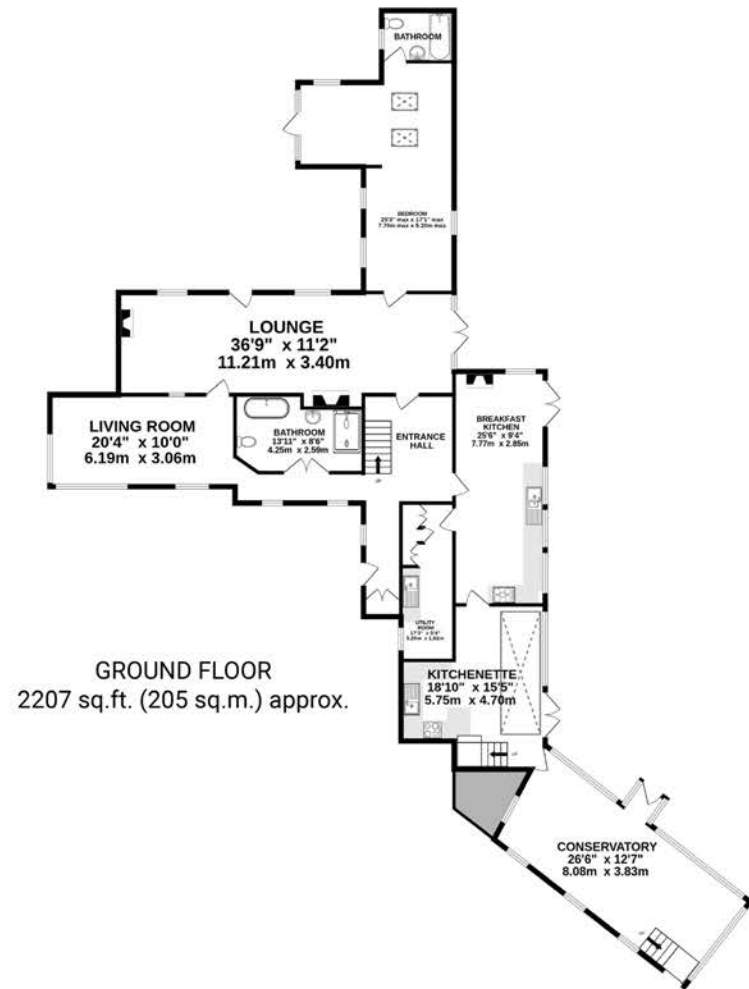
OUTBUILDINGS
448 sq.ft. (41 sq.m.) approx.



WORKSHOP
20'8" x 13'7"
6.30m x 4.15m

GARDEN ROOM
8'3" x 8'2"
2.50m x 2.50m

STORE



GROUND FLOOR
2207 sq.ft. (205 sq.m.) approx.

LOUNGE
36'9" x 11'2"
11.21m x 3.40m

LIVING ROOM
20'4" x 10'0"
6.19m x 3.06m

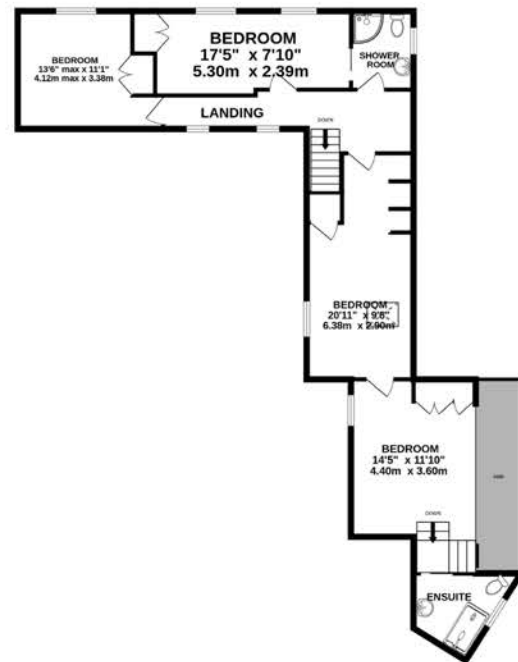
BATHROOM
12'11" x 6'6"
4.25m x 2.58m

BREAKFAST KITCHEN
7'7" x 2'85"
2.35m x 0.85m

KITCHENETTE
18'10" x 15'5"
5.75m x 4.70m

CONSERVATORY
26'6" x 12'7"
8.08m x 3.83m

FIRST FLOOR
875 sq.ft. (81 sq.m.) approx.



BEDROOM
17'5" x 7'10"
5.30m x 2.39m

BEDROOM
13'6" max x 11'1"
4.12m max x 3.38m

LANDING

BEDROOM
20'11" x 9'8"
6.38m x 2.99m

BEDROOM
14'5" x 11'10"
4.40m x 3.60m

ENSUITE

TOTAL FLOOR AREA: 3664 sq.ft. (340 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

- One-of-a-kind former Victorian gardener's cottage within the private grounds of Peckforton Castle
- Only private residence within the castle estate – a uniquely peaceful and secluded setting
- Mid-Victorian attached glasshouses; sensitively extended and renovated across three major phases
- Fully tanked cellar with original Victorian glasshouse boiler retained as a heritage feature
- Light-filled open-plan kitchen, dining and family room with French doors to the garden
- Five bedrooms across two wings, offering privacy and flexibility
- Mature, lovingly evolved gardens designed for interest across all seasons
- Immediate access to miles of woodland walks, fields and hill trails – ideal for dogs, families and nature lovers
- Close to Tarporley and Bunbury for shops, cafés, pubs, parks and village amenities

See Matt's
Video
Tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	71 C
39-54	E		
21-38	F		
1-20	G		

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The Bothy

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