



TARVIN

# THE SANDS





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Set along Shay Lane on the outskirts of the sought-after village of Tarvin, The Sands offers a rare opportunity to enjoy space, privacy and a countryside lifestyle without sacrificing convenience. This exceptional home sits within approximately five acres of grounds, combining beautifully maintained gardens, extensive land and a substantial pond, all within easy reach of Chester.

Designed and developed by the current owners, The Sands has evolved from an original cottage into a unique family home with a separate additional cottage, creating a versatile arrangement suited to a wide variety of buyers. The vision was to create a home that felt light, bright and connected to its surroundings, with views across the gardens and surrounding fields forming a central part of everyday life.

## A PRIVATE CHESHIRE RETREAT

The main residence has been thoughtfully designed with a welcoming sense of warmth and character. The accommodation offers generous living spaces, including a sitting room with log burner, creating a comfortable focal point for relaxed evenings. Oak detailing, quality finishes and carefully considered interiors add to the sense of craftsmanship throughout the home.

A further sitting room provides additional flexibility, while the layout works beautifully for modern family life. The home offers a combination of open, sociable areas and more private spaces, allowing it to adapt easily around family, guests or working from home. The room with patio doors in the newer house also offers flexibility and could be used as an additional bedroom, creating two bedrooms as well as the office.







## A HOME WITH CHARACTER

The separate cottage provides further opportunity, whether for multi-generational living, older children, guests or additional accommodation. Recently renovated, it offers its own sitting room with log burner; an additional room with a log burner (which could be used as a dining room), kitchen, bathroom and two bedrooms, making it a genuinely versatile addition to the home.



## DESIGNED AROUND THE VIEW

One of the defining qualities of The Sands is the connection between the home and its surroundings. The property was designed to allow the owners to enjoy uninterrupted views across the gardens, land and countryside beyond. From the main house, the outlook captures the beauty of the grounds and creates a wonderful feeling of space.

The gardens are a true highlight. Established planting, mature greenery and open areas create a peaceful setting that feels private and secluded. The large pond adds something genuinely special, complete with fish including carp and tench, attracting wildlife and creating a tranquil spot to enjoy throughout the seasons.





## LIFESTYLE AND VERSATILITY

The Sands offers far more than a traditional family home. The grounds provide exceptional flexibility and have previously supported equestrian use, with outbuildings, stabling potential and space suitable for a variety of interests. However, the appeal extends far beyond this, making the home equally suited to those looking for land, hobbies, outdoor space or simply a more private way of life.

The extensive buildings offer further possibilities, whether used for storage, workshops, creative space or lifestyle requirements. The property lends itself perfectly to buyers wanting the freedom to shape their surroundings around their own interests.

## VILLAGE LIFE AND CHESTER CONNECTIONS

Tarvin provides a wonderful balance of village community and accessibility. The village offers local amenities including shops, restaurants and everyday conveniences, with countryside walks available directly from the surrounding area.

Chester is easily accessible, offering an exceptional selection of independent shops, restaurants, historic attractions and leisure facilities. With excellent transport links nearby, The Sands provides the rare combination of rural tranquillity with easy access to city life.

A home full of character, space and possibility, The Sands represents a unique opportunity to enjoy a private Cheshire lifestyle with the flexibility to create a home that evolves around you.



Approximate Gross Internal Area  
 Plot 1 = 96.0 sq m / 1033.5 sq ft  
 Plot 2 = 126.6 sq m / 1362.7 sq ft  
 Total = 222.6 sq m / 2396.2 sq ft

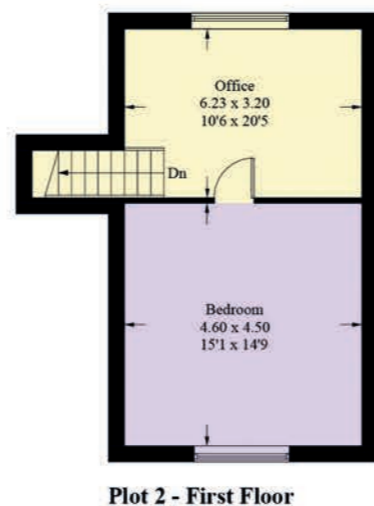
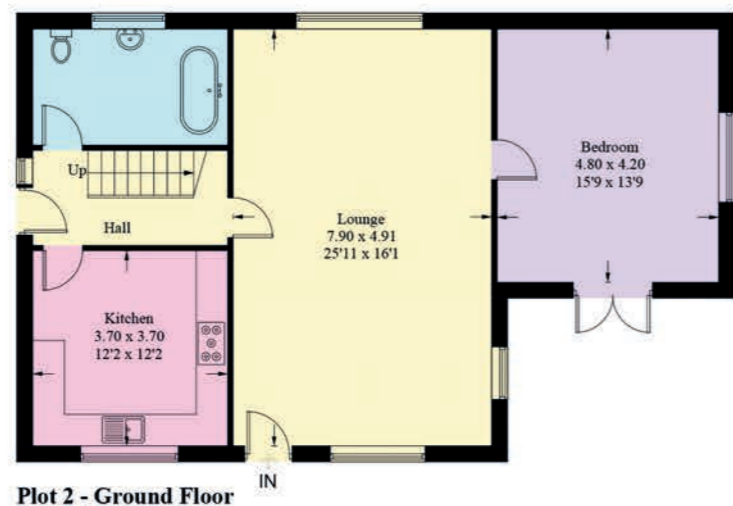
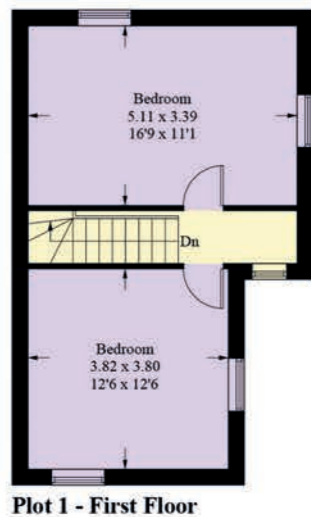
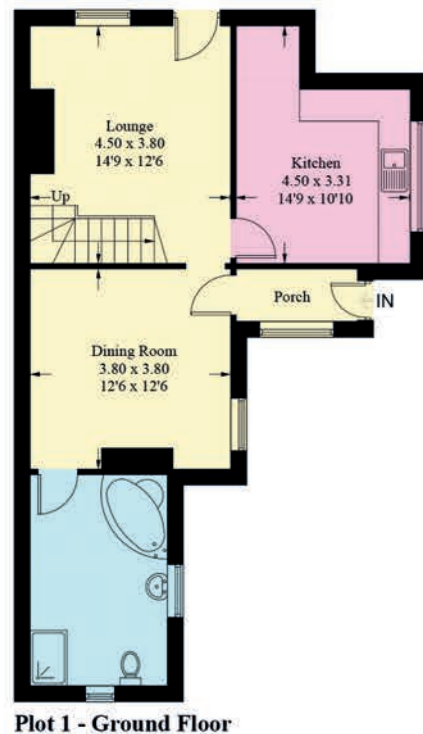


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308007)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

## FINER DETAILS

- Approximately five acres of gardens, paddocks and countryside
- Two separate dwellings offering exceptional flexibility
- Self-built contemporary home designed around views and natural light
- Beautifully renovated cottage with annexe, holiday let or rental potential
- Large stocked wildlife pond with carp, tench and nesting geese
- Established orchard with mature apple trees
- Countryside views from many rooms
- Quality oak joinery and three premium log-burning stoves
- Walking distance to Tarvin village amenities via road or countryside paths
- Excellent access to Chester while enjoying a private rural lifestyle



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CURRANS  
*unique homes*

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