

Broomhill House Farm



GREAT BARROW



Welcome to Broomhill House Farm

Unrivalled in its peaceful privacy and prestigious design, discover Broomhill House Farm - an award-winning home seamlessly blending contemporary excellence with heritage character – nestled within 10 acres of idyllic gardens, in the heart of the Cheshire countryside.

BROOMHILL HOUSE FARM

Privacy and prestige

Tucked away at the end of a 200-metre-long, tree-lined driveway, Broomhill House Farm offers the ultimate in seclusion. Cheshire brick and oak electric gates open to reveal a strikingly unique home, which is accessed along both the main, formal driveway and a second driveway, providing additional access from another road.

Parking is in plentiful supply, both on the driveway and within the large, integral double garage with electric doors and EV charging point.

Once a dairy farm, Broomhill House Farm rises phoenix-like upon the footprint of the former agricultural site, transformed into an architectural masterpiece and preserving its rich history while embracing cutting-edge design. The original farmhouse, demolished, reimaged and re-situated, is now linked to the barn conversion by a double-height glass atrium - a striking centrepiece that seamlessly merges the old with the new.





Eco inspired design

This visionary renovation earned the North West LABC Award for Best Conversion, recognised for its outstanding insulation, eco-efficiency, and sustainability. Heated via a shared biomass heating system, offering zero-cost heating with nine years remaining on the Renewable Heat Incentive (RHI) scheme, a heat recovery system continuously recycles stale air into fresh warmth, further reducing energy bills.

Crafted from reclaimed Cheshire brick and Welsh slate, the home's exterior pays homage to its agricultural roots, while modern elements within elevate Broomhill House Farm into a contemporary masterpiece.

Flow and connection

Arriving at Broomhill House Farm, step inside, where the breathtaking double-height glass entrance hall lies at the heart of the home. Sunlight streams in from both the front and rear, illuminating the exposed brickwork and elegant tiled flooring beneath. A sleek staircase rises to the gallery walkway above, amplifying the sense of openness and serving as an invitation to explore the spaces beyond.





Feast your eyes

Immediately to the right, the Cheshire Kitchen Company fitted culinary hub opens up, a captivatingly curated blend of rustic charm and contemporary charisma. The sweeping central island radiates out into a sociable breakfast bar designed to seat up to five and is perfect for family breakfasts or social gatherings. Handmade, bespoke cabinetry balances farmhouse functionality with urban edge, hand painted in a bleached off white, providing plenty of storage.

Equipped with a full complement of AAA-rated appliances, including a bank of ovens, microwave oven, wine cooler, dishwasher, integrated bin storage, larder fridge, freezer and a Quooker instant boiling tap – the kitchen is also plumbed for an Aga, with a chimney ready should you wish to install one.

Flowing effortlessly from the kitchen, the dining room extends this social hub, comfortably seating twelve and including a relaxed seating area, making it the ideal setting for entertaining.

Oak and glass doors continue the seamless journey, opening into the lavishly sized lounge - a vast room kept intimate by a cosy log-burning stove encased within a stone surround - perpetuating the neutral calming palette running throughout the home. Floor to ceiling French doors retain the ever-present connection to nature, leading out to two separate patios.

Whether curling up by the log-burning fireplace in winter or opening the doors to the gardens in summer, the lounge is a space designed for all seasons. Newly carpeted in cream, warmth emanates through from the underfloor heating which runs throughout the home, courtesy of special underlay.

“Christmas time is fantastic, when everybody is together, feeling connected.”





BROOMHILL HOUSE FARM

Practical, peaceful places

A home with phenomenal flow, step from the lounge through into an inner hallway. Tucked off from here, the office is a perfect haven for those working from home, carpeted underfoot in grey and awash with light through windows which offer great garden views. Built-in storage including shelving sits neatly within one wall.

Reconnecting with the main entrance hall, a large downstairs shower room offers accessibility for all, lying at the centre of the ground floor and furnished with a large, walk-in wet room shower, vanity drawer wash basin and WC.

Also nestled off this side of the entrance hall, the cinema room, with its earthy tones and log-burning stove, is the ultimate winter retreat. Large windows draw in natural light, offering views out over two aspects, perfect for relaxation and entertaining.

The large boot room, opening out to the garden, furnished with built-in cabinetry and seating, is ideally positioned when returning from country walks.





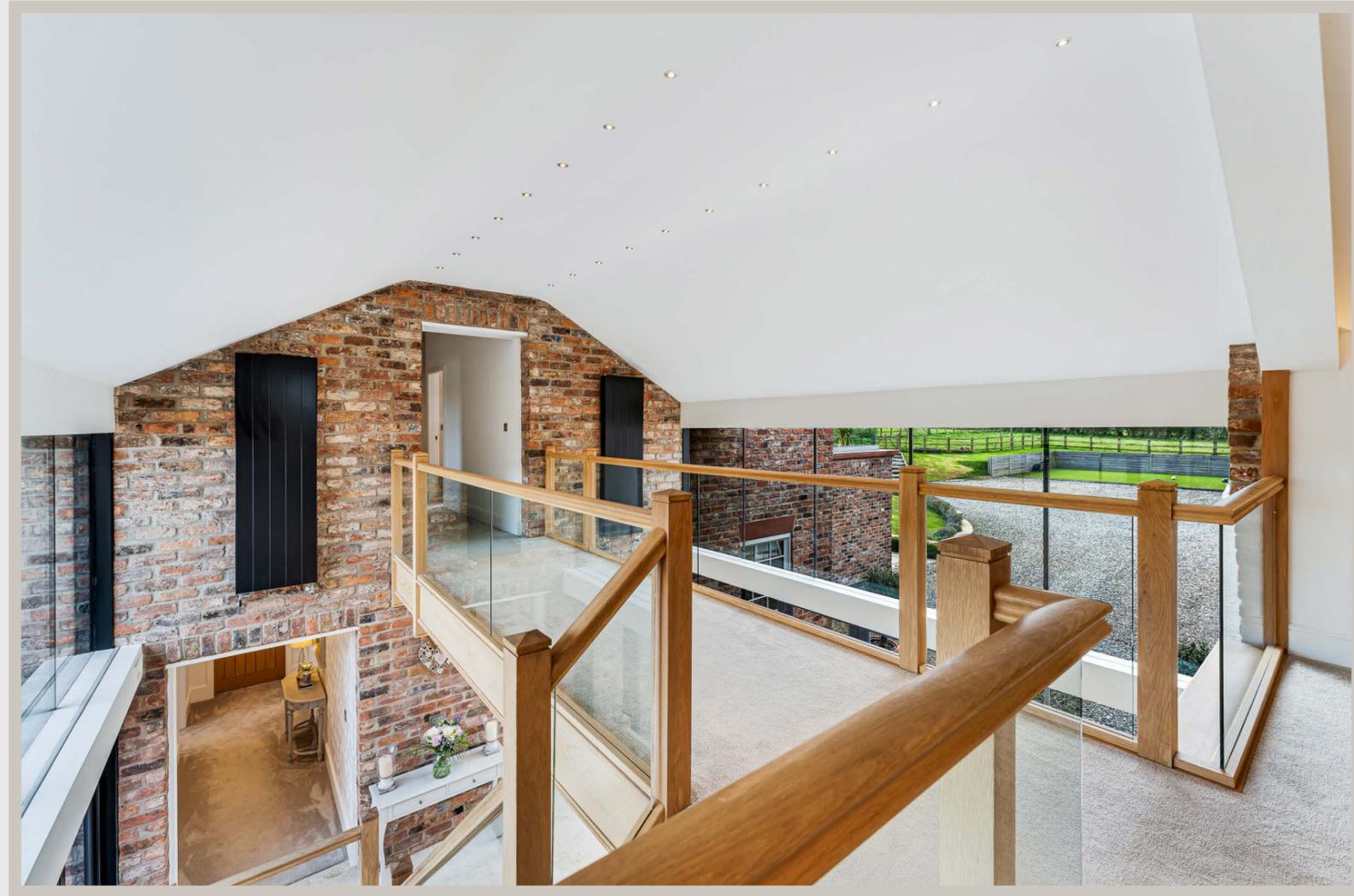
Annexe potential

A home of versatility and creative design, continue along this inner hallway to discover a large utility room, brimming with storage and housing a washing machine and dryer. Beyond, a separate entrance leads to an annexe wing, offering multigenerational living potential – with the large utility room ripe for conversion into a kitchen.

Off the large secondary entrance hall there is access to the integral garage, whilst an accessible downstairs wash room with WC features. A staircase leads to a mezzanine landing, where two bedrooms and two living rooms await, making it ideal for extended family or guests.



Bountiful bedrooms

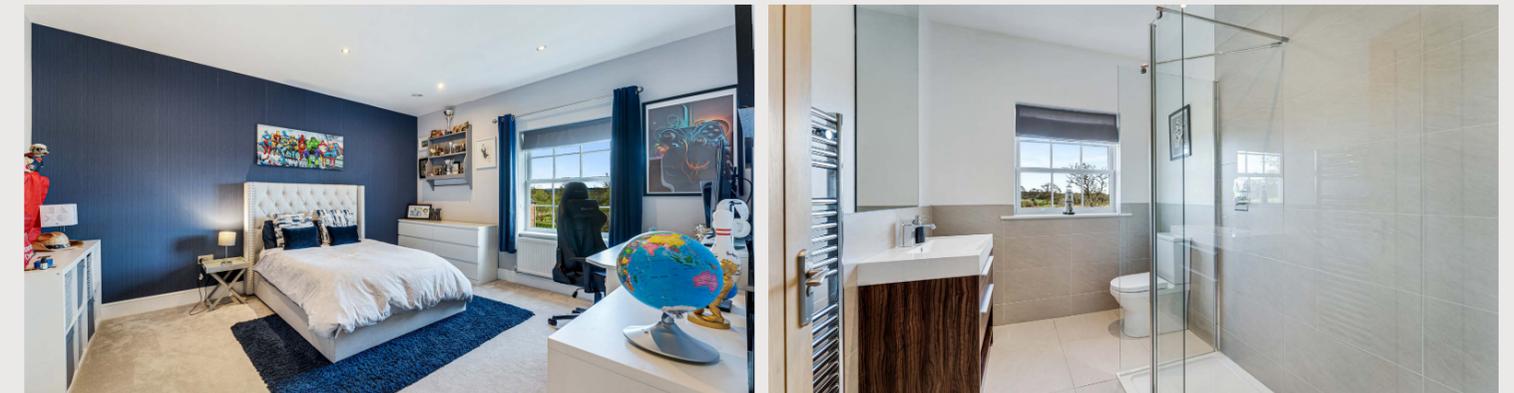


BROOMHILL HOUSE FARM



From the spectacular main glass entrance hall, ascend the staircase to the floating mezzanine landing – a celebration of the home’s award-winning aesthetic. Following the walkway to the left, open brickwork surrounds an inner landing, leading to the first of the five main bedrooms, spacious and bright, served by a luxurious en suite shower room and brimming with storage. Views entreat out over the raised vegetable beds and countryside beyond.

At the end of the landing, the guest suite, equally impressive, basks in morning sunlight, courtesy of its south-facing position, and features a large shower room en suite with carefully crafted built-in furniture offering storage and housing the wash basin and WC, providing comfort and privacy for visitors.

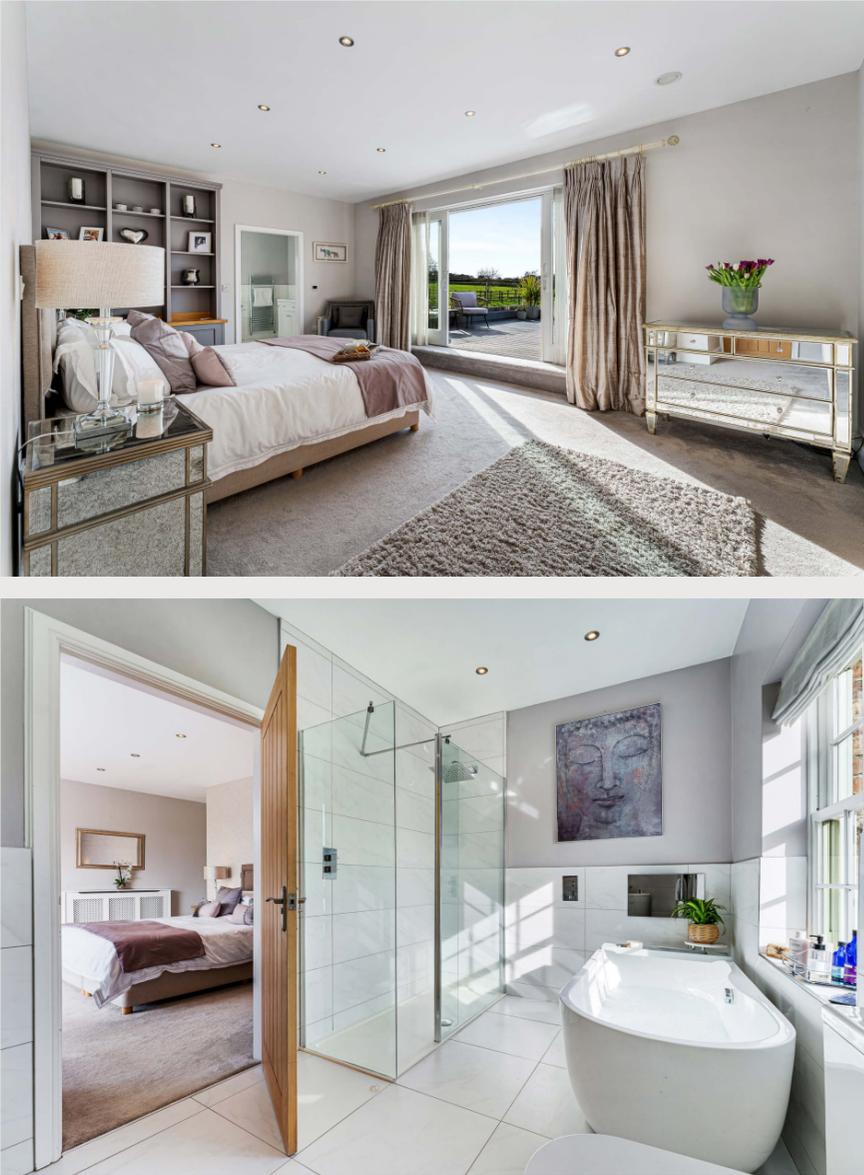




Returning along the walkway, to the right of the main landing, angled ceilings add cottage comfort in the blissfully bountiful third bedroom, where a medley of Velux and more traditional style windows invite the light in. Indulge in relaxation in the pristine family bathroom; grand, gleaming and bathed in light from a low shuttered window and Velux above. Soak away the aches in the contemporary freestanding bath or freshen up in the separate shower. A fourth bedroom, dressed in demure shades of blush pink and grey offers plenty of fitted storage, overlooking the green and glorious garden below.



The master suite itself serves as a private sanctuary, vast in scale and bathed in natural light. French doors open onto a private roof terrace, enclosed with glass balustrades, creating an utterly unique and sophisticated space to relax and soak in the countryside views. The walk-in dressing room ensures clutter-free slumber for sweet, untroubled dreams, while the spa-style en suite features a freestanding bath positioned to take in the expansive views, a large walk-in shower and even a mirror television for ultimate relaxation.





Grand designs garden

On summer evenings and weekends, the entire south side of the home seamlessly opens up through bi-folding and French doors, blurring the boundaries between indoors and out. Inviting fresh air in and the family out, step out onto the large patio to take in the views.

“The home becomes bigger as it absorbs the outdoors.”

Steps lead up to an expansive lawn, the perfect space for children and pets to play. A medley of garden rooms invite exploration. Nestled at the back of the garden, an oak-framed barbecue hut provides a year-round entertaining haven. Enclosed in glass and featuring a log burner, a small kitchen, a bar area, a pizza oven and Sky TV connections, this is the ultimate retreat for hosting friends and family. A hot tub, positioned nearby, is perfect for sipping champagne beneath the star dappled skies. For sports enthusiasts, an AstroTurf lawn ensures all-weather enjoyment for football, cricket, and netball, while quad biking and cycling trails weave through the surrounding fields.

As spring and summer arrive, the gardens blossom into life as bulbs bloom, and the kitchen garden shoots into colour and flavour. Just beyond the glass atrium, vegetable beds prove a fertile spot for homegrown produce, while a pergola pathway draped in roses and fairy lights offers a magical setting for evening walks. Lush green hedges provide natural shelter and seclusion, creating an enchanting outdoor space.



Out and about

Nestled in the picturesque parish of Barrow, Broomhill House Farm is perfectly positioned amidst the traditional Cheshire villages of Great Barrow, Little Barrow and Stamford Bridge.

Poised within easy reach of Chester, Broomhill House Farm perfectly balances rural tranquillity and convenient accessibility.

For outdoor enthusiasts, the surrounding countryside presents an abundance of adventure. Quiet country lanes are ideal for cycling, while Manley Mere, just a ten-minute bike ride away, offers sailing, paddleboarding and scenic woodland walks.

A leisurely 15-minute stroll leads to Great Barrow's community park and playing fields, complete with a climbing frame and open park space for children to enjoy a kickabout.

Delamere Forest is within easy reach, providing an array of activities, including Go Ape and cycling trails, whilst hosting outdoor music events in the summer as part of its annual Forest Live season.

Despite its secluded setting, Broomhill House Farm remains well-connected with the historic city of Chester just six miles away, offering excellent transport links and award-winning independent schooling. Mouldsworth station provides direct trains to Manchester, while Chester station offers direct services to London.

Designed for families seeking privacy, space and a seamless indoor-outdoor lifestyle, Broomhill House Farm is equally well-suited to professional couples and those simply looking to enjoy a high standard of living in an exquisitely finished, low-maintenance home. With eco-efficient credentials, award-winning design and an effortless flow, Broomhill House Farm is a home ready to be lived in and loved.



Groceries?
Tarvin



A walk?
Delamere Forest. There are also lots of local walks on the doorstep



A bite to eat?
Cornichon, Tarvin



A pub?
Stamford Bridge



A day out with the family?
Manley Mere is a short walk away, Delamere, Chester City or The Ice Cream Farm



Schools?
Barrow Primary School

Ask the owners

Where do you go when you need...



GROUND FLOOR
3129 sq.ft. (290 sq.m.) approx.



FIRST FLOOR
2649 sq.ft. (246 sq.m.) approx.



TOTAL FLOOR AREA: 5778 sq.ft. (536 sq.m.) approx.
EXCLUDING DOUBLE GARAGE: 5334 sq.ft. (498 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

- Award-winning home seamlessly blending contemporary excellence with heritage character
- Built using reclaimed Cheshire brick and Welsh slate
- Nestled within 10 acres of idyllic gardens
- 5778 square feet of internal living space, including double garage
- Shortlisted at the LABC awards for 'best change of use or conversion'
- 6 large double bedrooms, 4 bathrooms
- Easy access to Delamere Forest, Tarporley and Chester
- Conveniently placed for nearby amenities

See Ian's
Video
Tour



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Broomhill House Farm

Irons Lane
Great Barrow
CH3 7LX



storeysofcheshire.co.uk

hello@storeysofcheshire.co.uk
01606 339922 | 01829 700359 | 01925 595950

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