

Blackberry Barn

Crewood Common Road, Crowton, Nr Northwich, CW8 2GF



LARCH
PROPERTY



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Crowton
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A Contemporary Masterpiece – A Stunning Modern Four Bedroom Family Sized Barn Conversion With Exemplar Interior, Landscaped Gardens, Extensive Stabling And Ménege, Extending To Just Under 3 Acres. Attached 4 Bedroom Barn (Part Converted) With Gardens & Separate Access, A Further Parcel Of Paddock Land To About 2.0 Acres.

Available As A Whole Or In Three Separate Lots

Lot 1:The whole: - Blackberry Barn & Middle Barn, stabling, ménege & gardens, with 2.0 the other side of the lane, in all totalling 5.16 acres.

Lot 2: Blackberry Barn, a stunning contemporary 4 bedroom barn conversion with stable block, ménege, landscaped gardens, sitting in just under 3 acres.

Lot 3: Middle Barn, part converted 4 bedroom barn conversion, of about 2,820 sq ft, 261.99 sq meters of accommodation (measurements off plans),with separate access, rear gardens & front parking, sitting 0.19 acres.

Lot 4: A parcel of paddock land laid to grass with separate access, measuring about 2.0 acres.



Accommodation In Brief

LOT 1 – ALL LISTED BELOW

LOT 2 - BLACKBERRY BARN

- Entrance hall with WC
- Sitting room
- Kitchen/living/dining room with Pantry
- Utility/Boot room
- Ground floor shower room
- First floor landing with linen cupboard
- 3 double bedrooms, all en suite with dressing rooms (principal with balcony)
- Bedroom 4
- Family bathroom
- Timber stable block housing 5 stables, tack room, washroom & hay/tractor store
- 50m x 30 m sand and carpet ménege with post and rail fencing surrounding
- Hard standing for wagons/ trailers
- Landscaped gardens with long tree lined drive
- Good quality level paddock land
- In all about 2.97 acres

LOT 3 – MIDDLE BARN (see separate brochure)

- 4 bedroom terrace barn conversion with residential conversion started, totalling about 2,820 sq ft, 261.99 sq meters of accommodation.
- Planning application number: 21/02553/Ful
- Adjoining Blackberry Barn but with separate access drive

- Ideal for multi generationally living/ granny/nanny/potential for income producing or to be incorporated into Blackberry Barn (subject to consents)
- Plans drawn up for the following accommodation, although un-built giving full flexibility:-
- Entrance hall with WC
- Living room/Snug
- Kitchen/dining/living room
- Study/office
- Utility/Boot room
- Ground floor shower room
- First floor landing with linen cupboard
- Principal suite with bedroom, dressing room & en suite
- Guest suite with bedroom & en suite
- Two further double bedrooms with wardrobes
- Family bathroom
- Rear south westerly facing gardens
- Front parking for numerous cars
- In all about 0.19 acres

LOT 4- A FURTHER PARCEL OF LAND OF PADDOCK LAND TO ABOUT 2 ACRES

- Separate road access, other side of the road to Blackberry Barn
- Two stock proof fenced paddocks
- Laid to grass with water
- In all about 2.0 acres

Description

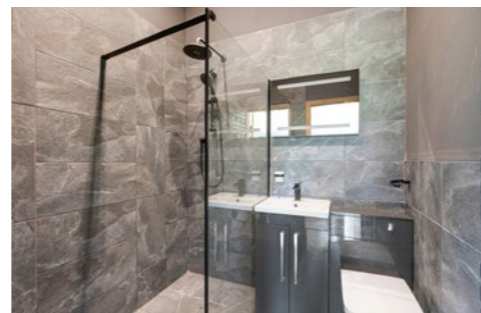
Blackberry Barn is an architectural masterpiece, blending seamlessly cutting edge contemporary features with the period features of a barn, delivering the perfect balance of charm and modern comfort. This property has been built by the current owner as his forever home, with a no expense spared mantra displayed in the internal and external specification. The roof is made of zinc with Larch and cream rendered elevations punctured by large, coated aluminium double glazed picture windows flooring the house with natural light.

This high-end specification is complemented by the clever use of the features that only a barn conversion can offer, the owner has cleverly used light and the unique angles of the barn to create wonderful generously proportioned rooms. The layout is flexible and ideal for modern family living.

A solid front door with wall to floor glazing either side opens into a spacious entrance hall with stone flooring and oak staircase. The hall leads to all the ground floor rooms and the separate WC. The large sitting room is dual aspect with French doors, and brick built fireplace with log burner inset, all over an oak floor. The kitchen/living/dining room spans the entire length of the house; this huge stone floored room is dual aspect with three sets of bi fold doors leading to the front gardens and rear al fresco dining area. The kitchen is stunning with a full range of wall and floor painted units with granite work surface. There is an integral dish washer and wine cooler, Belfast sink with Quooker tap, space for USA style fridge/freezer and a Stoves range with oak mantle above concealing the extractor fan. There is a large central island unit with breakfast bar and room for a family sized dining table. There is a cosy space for sofas and a period range cooker for decoration only. Off the kitchen is a large Pantry. The ground floor is completed by a good sized and well-appointed utility/boot room with bespoke cabinetry, sink and concealed space for a washing machine and dryer. A stable door leads out to the side parking area. Off the utility room is a shower room.

A set of solid oak stairs leads up to the first floor landing with linen cupboard. The landing and all the bedrooms have oak flooring and like the ground floor all the doors are solid oak latch doors. The ceiling height to the first floor is exceptional with some rooms open to the eaves.





The principal suite has bi fold doors onto a glazed balcony overlooking the stabling, paddock land and rural views beyond. There is a fitted dressing room that you walk through to get to the exceptional en suite bathroom with free standing roll top bath and oversized wet room/shower area.

There are three further good sized double bedroom suits all with fully fitted dressing rooms and high end shower rooms, beautifully appointed. The fourth bedroom is served by a very impressive family bathroom with free standing slipper bath and wet room area for the shower.

Gardens & Grounds:

An impressive double gated entrance opens into a long, tree lined, sweeping drive that dissects the paddock land. The long drive arrives to the front of the house with ample parking and turning area for numerous cars to three elevations. There is a large alfresco dining area encompassed by stone walling with raised flower bed mainly planted with scented lavender. This dining area is accessible and viewed from two sets of bi fold doors off the kitchen. The dining area has a covered space with brick open fireplace, log store and place for BBQ/pizza oven. The wider lawns lie to the front and rear, the south east and south westerly elevations. They comprise of easy maintenance lawns with lawned seating area.



Equestrian Facilities

Lying to the rear and overlooked from the house is an attractive wooden stable block with large overhang. There are five stables, with bespoke doors, a keypad locked tack room with plumbing for a washing machine and dryer, a wash box with hot water and a hay/tractor store. These buildings sit behind a large post and railed, concreted yard, with gate leading straight onto the 50m x 30 m sand and carpet mènege with post and rail fencing surrounding, with double gates leading to the lorry hard standing area tucked from view behind the stable block.

Paddock Land

There are three paddocks to the front of the house, adjacent to the stable yard, all with stock proof fencing, mainly post and railed, most with water. One of the fields has an attractive pond stocked with fish and water lilies. Altogether, this represents an ideal setup for the amateur equestrian, offering excellent on-site facilities, attractive lane hacking, and close proximity to Delamere Forest.

Location

Blackberry Barn enjoys a wonderful peaceful setting in the picturesque hamlet of Crowton, offering an enviable balance between quiet rural living and excellent connectivity. Surrounded by stunning rolling Cheshire countryside, the property benefits from a tranquil atmosphere with far-reaching views, quiet country lanes and an abundance of natural beauty right on the doorstep. It is an ideal location for those seeking a slower pace of life without sacrificing access to key amenities and transport links.

Crowton is close to Kingsley village, which is extremely popular and for good reason. There is a large Co-Op /Post Office, dispensing chemist, two popular primary schools, a village pub, two Churches and an active community centre. There is also a cricket club and tennis club. There is an excellent selection of state schools in the area and for those seeking private education The Grange, Kings, Queens and Abbeygate College are all within easy reach.



The charming market town of Frodsham is just 7 miles away, and offers a good selection of shops, restaurants, a Post Office, doctors and dental surgeries as well as a train station. The town of Northwich only 6 miles distant has a superb multi-screen cinema, numerous supermarkets, and an impressive retail offering and is only a short drive away. The road, rail and motorway networks allow access to the Northwest, being a short drive away from the M56, M53 and M6 enabling an easy commute to Chester, Warrington, Liverpool and Manchester, which are all within daily travelling distance. Trains run from Runcorn to London Euston with journey times of less than two hours. Liverpool John Lennon and Manchester International Airports are both within easy reach. Railway stations are found at Frodsham, Acton Bridge, Delamere, Crewe and Chester.

Crowton lies close to Delamere Forest which offers over 2,000 acres of walking, cycling and horse riding right on the doorstep. Other excellent recreational facilities in the area include several superb golf courses at Helsby and Delamere, as well as the Sandstone Trail and Manley Mere, which is renowned for its water sports. Kelsall Equestrian centre is only a short drive away, with Somerford Park Farm Equestrian centre also within easy reach.

DISTANCES IN APPROX MILES:

Kinglsey 1.7 m | Northwich 6 m | Frodsham 7 m | Chester 14 m

Directions

Postcode: CW8 2GF.

What 3 Words: jobs.pairings.quest

From the centre of Kingsley proceed in a northerly direction through the village towards Frodsham. Once through the village turn right onto the B5153 (Mill Lane), drive for about 1.3 miles and turn left into Crewood Common Road. Drive for about 1 mile and Blackberry Barn will be seen on your righthand side.

Property Information

TENURE: All lots are Freehold

EPC: Blackberry Barn C, Middle Barn yet to be assessed.

SERVICES:

Blackberry Barn: Mains water, electricity, septic tank drainage, oil fired central heating – under floor with zoned time and temperature control to each room, broadband. Stable block with mains water and electricity.

Middle Barn: No services connected.

Lot 4: no services.

LOCAL AUTHORITY: Cheshire West & Chester Council

COUNCIL TAX BAND: A. Amount payable 2026-2027 is £1678.92

AGENTS NOTES:

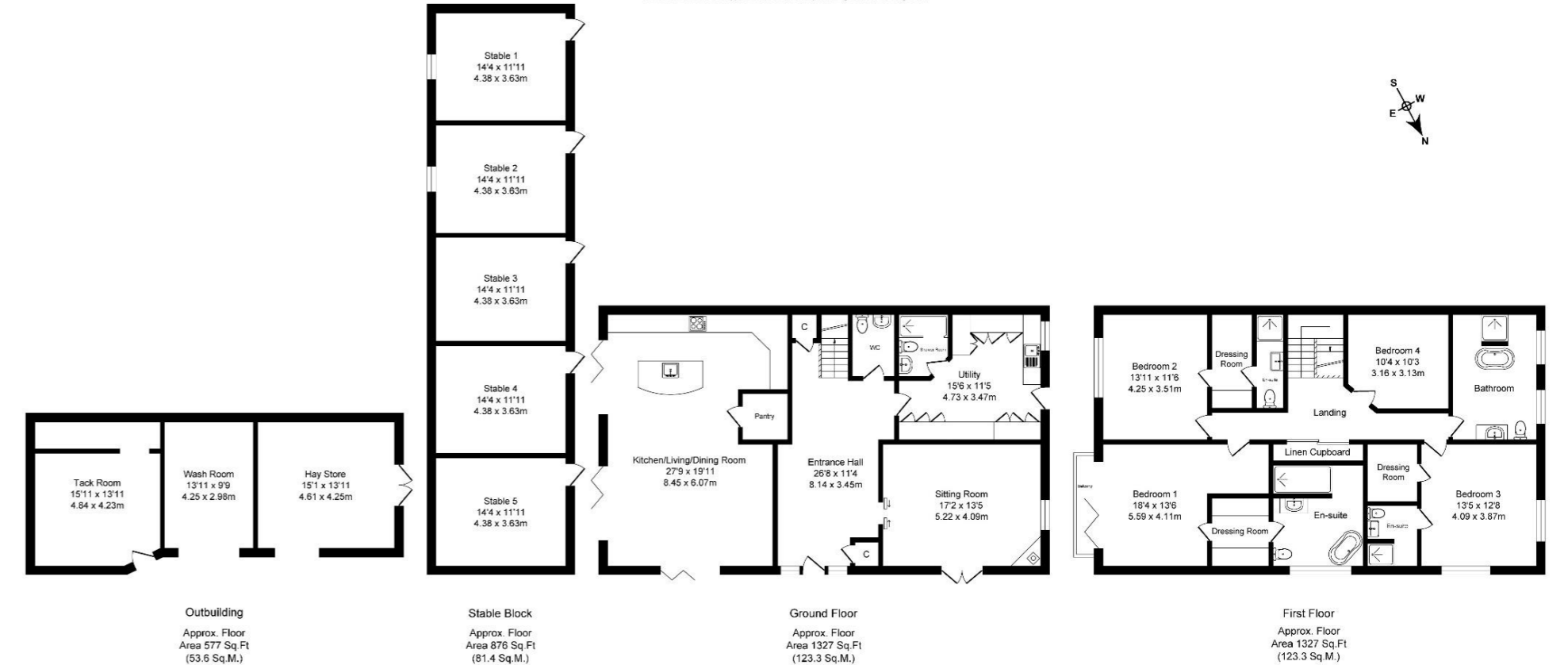
- The highlighted ariel shots are for identification purposes only, a copy of the title plans are available upon request.
- There is a fenced off foot path crossing between the paddock land of Blackberry Barn but is a good distance from the house.
- Middle Barn, lot 3 has the benefit over Blackberry Barn this in the form of ladder rights for maintenance only, (with written notice) for maintenance to the rear of Middle Barn.
- Lot 3 - Square footage measurements have been taken from planning drawings and can not be relied upon.
- Lot 4 is subject to a restrictive covenant which prevents "at any time to build on, develop the property or allow the property to be built on or developed".
- Middle Barn may be subject to a CIL payment. Please speak to the agent for further information.



Floorplan

Total Approx. Floor Area 4,107 Sq.ft. (381.6 Sq.M)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





Lot 4



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