



HALL GREEN BARN
CLIFF ROAD, ACTON BRIDGE



INTRODUCING



HALL GREEN BARN
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A home defined by its setting and its scale.

Set within approximately 1.6 acres of gently unfolding grounds, this is a home defined as much by its setting as its versatility. The main house is complemented by an attached cottage — thoughtfully integrated to offer independent, self-contained living while remaining seamlessly connected to the overall design.

Whether for multi-generational living, guest accommodation or a more flexible way of occupying the home, it's a space that adapts naturally to changing needs.

- Characterful property with exposed beams
- Impressive reception hallway with turning staircase
- Multiple reception rooms including lounge, dining room and snug
- Open-plan kitchen and dining space
- Principal suite with en suite
- Three further bedrooms, two with dressing areas and Jack and Jill bathroom



BEYOND THE APPROACH

From the roadside, the approach is understated — offering little indication of what lies beyond. As you enter the driveway, the setting begins to open out, revealing the principal residence, double garage and the wider grounds beyond.

Parking is centred around the garaging for the main house, creating a clear and practical point of arrival, while the driveway continues through, wrapping around the plot towards the cottage — reinforcing both the scale of the grounds and the relationship between the house and cottage. Beyond, far-reaching views across the Weaver Valley become part of the setting.

The house itself sits comfortably within its plot, with a sense of space and separation that is increasingly difficult to find, yet without feeling remote.







AN IMMEDIATE SENSE OF SPACE

The main entrance opens into a reception hallway of real presence.

Generous in both scale and height, with exposed beams, oak flooring underfoot and a turning oak staircase rising through the centre, it's a space that feels architectural as much as it does welcoming. The proportions allow it to function as more than just a point of arrival – instead acting as the natural hub from which the ground floor unfolds.

From here, the principal reception rooms are revealed, each offering a distinct character while remaining connected through the flow of the house.





CHARACTER & COMFORT

To one side, the main lounge is a beautifully proportioned space, centred around a striking fireplace that forms a natural focal point within the room. Exposed beams run overhead, adding warmth and character, while the arrangement of the space lends itself equally to both relaxed everyday living and more formal occasions.

Glazed doors open directly onto the garden, framing the surrounding views and allowing the outside to become part of the room.







SPACES FOR LIVING & ENTERTAINING

The dining room offers a more formal, atmospheric setting, designed for both entertaining and occasion. Generous in scale, deep-toned finishes create a sense of warmth and intimacy, while carefully positioned windows provide a subtle connection to the surrounding landscape – resulting in a space that feels both composed and quietly impressive.

In contrast, a separate snug or family room provides a more relaxed and informal space, arranged around large glazing that looks out across the gardens and beyond. Comfortable and well-proportioned, it's a room that naturally lends itself to quieter moments, whether for everyday living or unwinding at the end of the day.

Moving through the ground floor, the layout has been arranged with both everyday living and entertaining in mind.

A CENTRAL SPACE FOR EVERYDAY LIFE

The kitchen sits at the heart of the home – a generous, well-balanced space designed as much for gathering as it is for cooking. Centred around a substantial island, it naturally draws people in, creating a focal point for both daily routines and more social occasions.

Shaker-style cabinetry is complemented by extensive Corian work surfaces and integrated appliances, while Amtico flooring underfoot introduces both durability and a refined finish, with exposed beams above adding warmth and continuity with the character of the house.

Within the kitchen, a dedicated dining area is positioned to take full advantage of the outlook, with doors opening directly onto the terrace and gardens beyond. This connection to the outside allows the space to extend effortlessly in the warmer months, making it particularly well suited to relaxed entertaining.









THE PRACTICAL SIDE OF THE HOME

Positioned just off the kitchen, a dedicated utility and boot room provides a highly practical working space, complete with cloakroom – a natural everyday entrance for coming and going from the grounds. A further ground floor cloakroom is also positioned off the main living areas, adding convenience for both day-to-day use and guests.

Elsewhere, a secondary utility space is positioned to the far side of the house, forming a discreet yet highly practical internal link through to the cottage and its adjoining garage – reinforcing the flexibility of the overall layout.



WHERE THE DAY SLOWS DOWN

Upstairs, the accommodation flows from the turning staircase, naturally dividing the floor into distinct yet connected areas of living.

To one side, the principal suite is particularly impressive; a vaulted bedroom of excellent scale with extensive fitted cabinetry, far-reaching views and a notably spacious en suite, designed with both comfort and practicality in mind.









FRAMED BY THE LANDSCAPE

In the opposite direction, the layout continues past a further bedroom – notable for its distinctive arched window framing views across the surrounding countryside – alongside a well-appointed family bathroom.





SPACE FOR FAMILY & VISITORS

Beyond, two additional bedrooms are positioned together, each with its own walk-in dressing area and connected by a well-appointed Jack and Jill bathroom.

The layout offers both space and structure, while remaining comfortably connected to the rest of the home, particularly well suited to family living as well as guests.





THE COTTAGE

A beautifully appointed, self-contained cottage offering a rare level of independence and flexibility, with high-quality finishes, considered design and open views across the surrounding countryside.

- Attached, self-contained cottage accommodation
- Open-plan kitchen, dining and living space
- Separate lounge
- Flexible reception room / potential third bedroom
- Ground floor shower room
- Study with access to garage
- Two bedrooms with fitted storage
- Garage providing direct access from the cottage
- Underfloor heating throughout the ground floor
- Oak flooring, complemented by matching skirting, architraves and internal doors
- Designed with accessibility in mind, including wheelchair-friendly ground floor doorways









A HOME WITHIN THE GROUNDS

Set within the grounds yet positioned to retain its own identity, the cottage offers a fully self-contained living environment that complements the main house perfectly.

At its centre, an open-plan kitchen, dining and living space creates a natural hub for day-to-day living. The kitchen itself is thoughtfully arranged, with shaker-style cabinetry, integrated appliances and generous Corian work surfaces.

A dedicated dining area sits between the kitchen and living space, while the living area is arranged to take full advantage of the setting.

A wide picture window frames the gardens and surrounding countryside, drawing natural light deep into the space and creating a constant visual connection to the landscape beyond.

Completing the ground floor is a separate study with access through to the garage, providing a practical and versatile space for home working or day-to-day organisation.





DESIGNED TO ADAPT OVER TIME

Quality and specification have been carefully considered throughout, with underfloor heating across the ground floor, oak flooring underfoot, complemented by matching skirting, architraves and internal doors – all contributing to a finish that feels cohesive and well-resolved. The property has also been designed with accessibility in mind, with ground floor doorways allowing for wheelchair access.

A separate lounge provides an additional, more relaxed living space, ideal for quieter moments or informal use.

An additional reception room, currently arranged as a dining space, offers excellent flexibility and could easily serve as a third bedroom if required. Positioned alongside a well-appointed shower room, this layout is particularly well suited to those seeking single-level living or longer-term adaptability.







A SPACE TO REST & RESET

Upstairs, the principal bedroom is a beautifully proportioned space set beneath a vaulted ceiling with exposed beams.

A distinctive circular window frames far-reaching views across the surrounding countryside, while fitted cabinetry runs along both sides, providing excellent storage without compromising the sense of space.

The en suite continues the same sense of balance, incorporating both a bath and separate shower within a generous and well-considered layout.

The second bedroom is another well-proportioned room, again featuring a vaulted ceiling and exposed beams. Fitted drawer units and cleverly integrated eaves storage ensure the room remains both practical and uncluttered.





SPACE TO LIVE, SPACE TO BREATHE

Extending to approximately 1.6 acres, the grounds have been thoughtfully arranged to create a balance between openness and structure.

Sweeping lawns wrap around the house and cottage, softened by mature trees and established planting, while the driveway connects the different elements of the property in a way that feels both natural and intuitive.

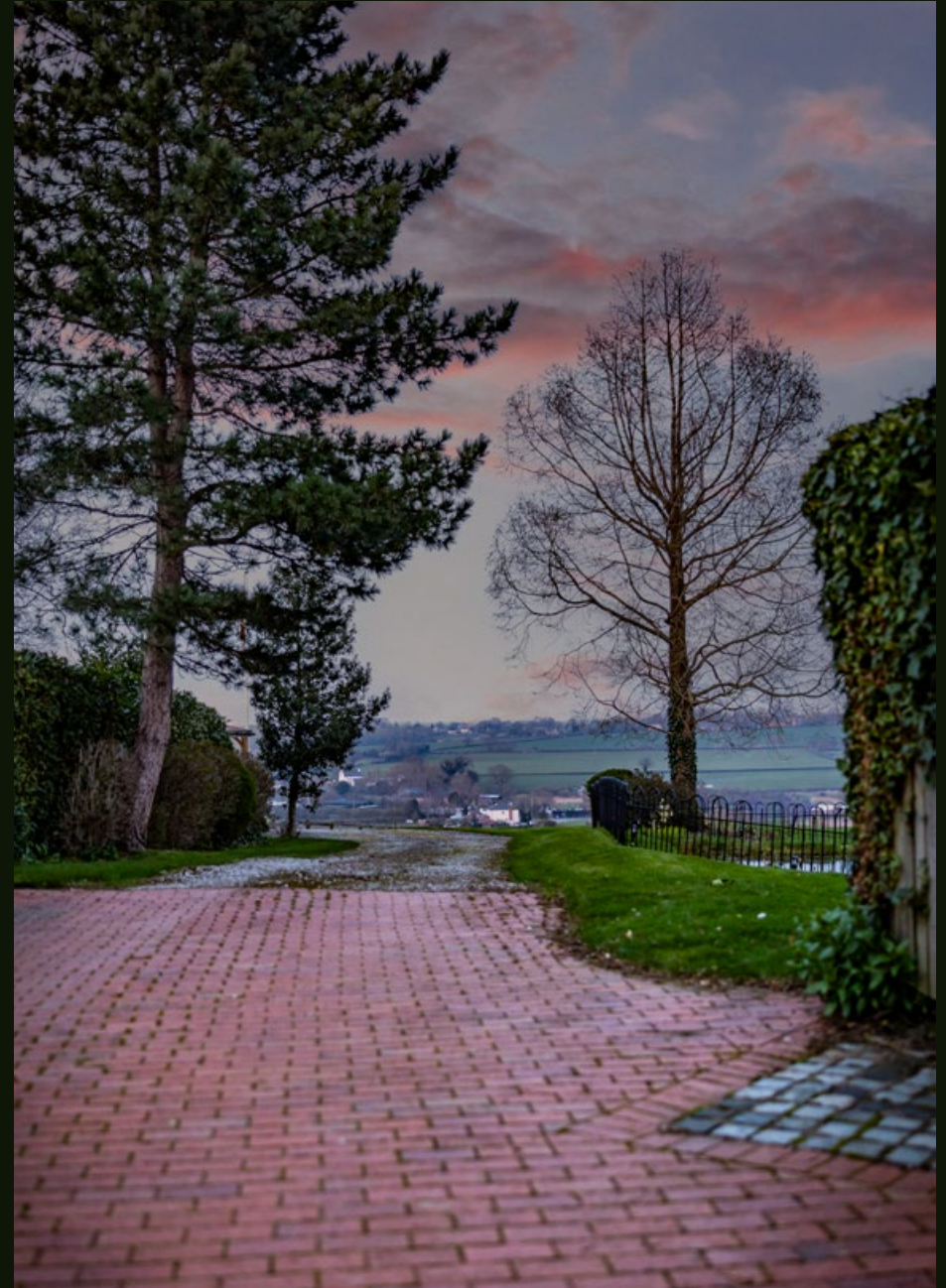
A range of outbuildings provides excellent additional storage and workshop potential, catering to a variety of uses from hobbies to more practical day-to-day requirements. The detached garaging is particularly noteworthy, extending across two levels and offering clear potential for a home office, studio or additional accommodation, further enhancing the flexibility of the property.

Positioned within the grounds, a summer house enjoys open views across the surrounding fields, offering a quieter, more private space to sit, work or simply take in the setting.









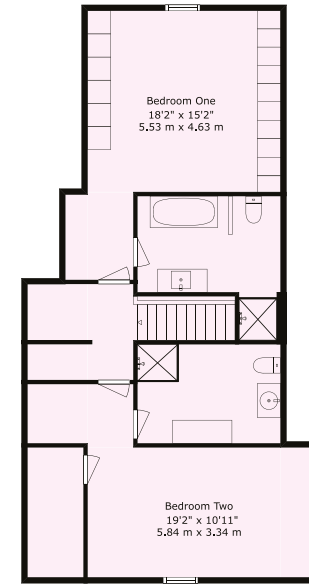
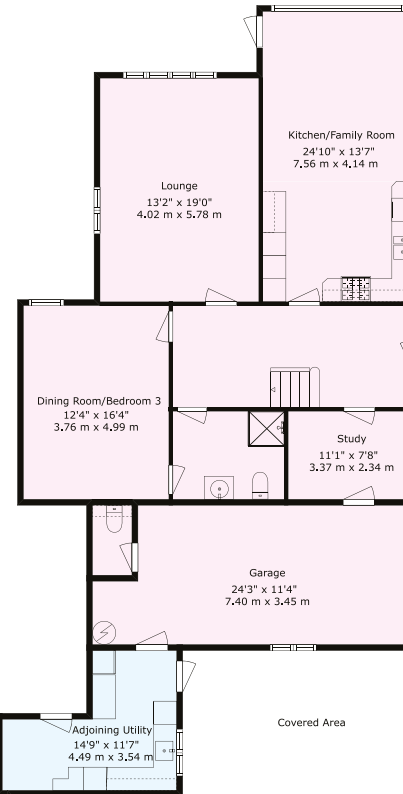




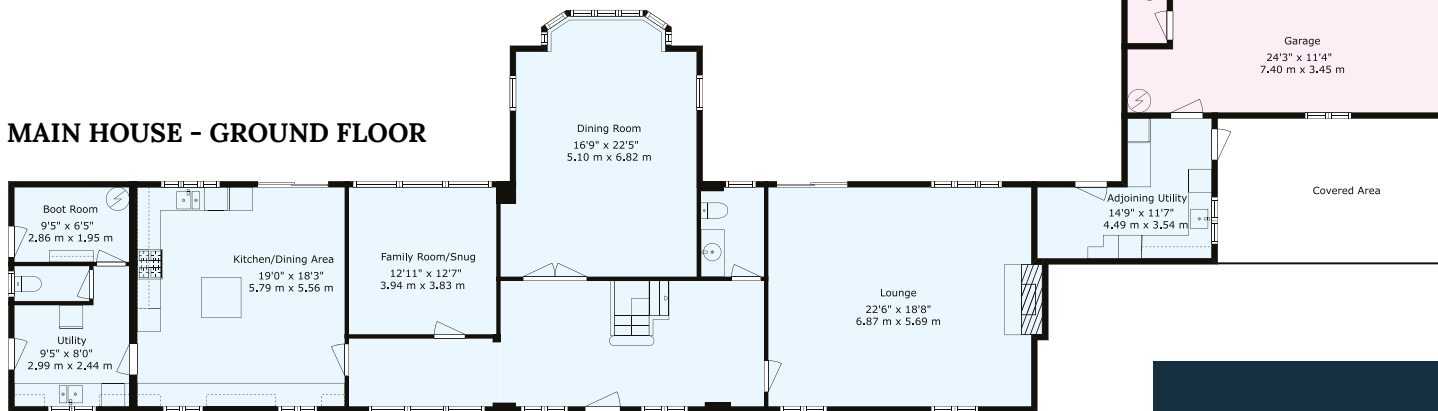
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THE COTTAGE - GROUND FLOOR

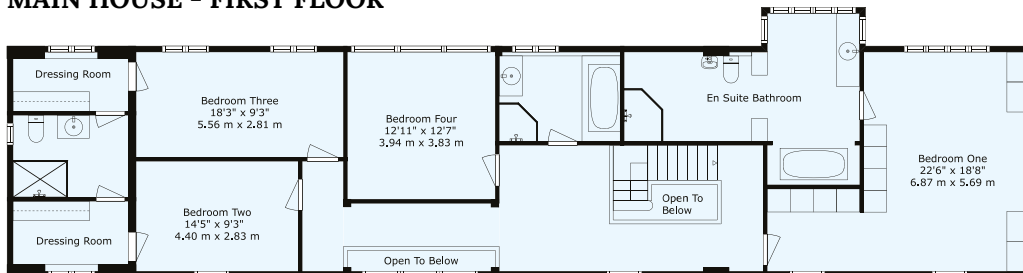
THE COTTAGE - FIRST FLOOR







MAIN HOUSE - GROUND FLOOR

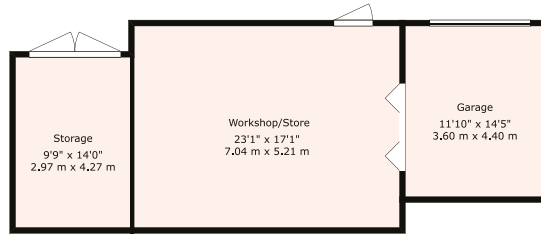
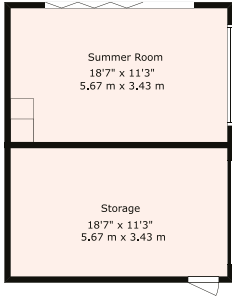


MAIN HOUSE - FIRST FLOOR

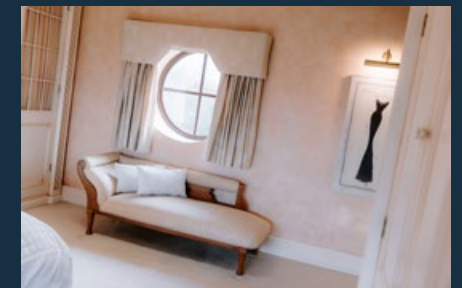
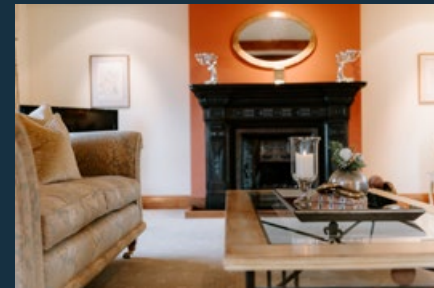
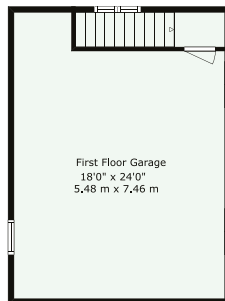
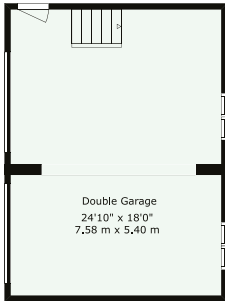


-  MAIN HOUSE: 3,514sq ft - 327m²
-  THE COTTAGE: 2,174sq ft - 202m²
-  GARAGES: 1,358sq ft - 126m²
-  OUTBUILDINGS: 966sq ft - 90m²
- TOTAL: 8,012sq ft - 744m²**

OUTBUILDINGS



DOUBLE GARAGE

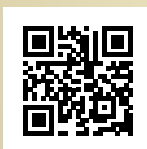


	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		70 C
(55-68) D	65 D	
(39-54) E		
(21-38) F		
(1-20) G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.
The position & size of doors, windows, appliances and other features are approximate only.



HALL GREEN BARN
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SCAN TO VIEW
MORE DETAILS

CONTACT US TO VIEW THIS PROPERTY:



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