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DANE MANOR BARN

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Countryside calm, character and community combine at 2 Dane Manor Barns, an exclusive barn conversion setting on the leafy fringes of Lower Whitley. Sense the serenity of the setting from the moment of arrival, where a long, private, tree-lined driveway leads towards the barns, passing a shared meadow where children can play, or simply unwind with yoga, a picnic blanket or a favourite novel.

Ahead, neat low hedges define courtyard parking, with plenty of space for three cars outside No. 2, and ample room for visitors along the turning circle area. Breathe in the fresh scent of lavender, along the pathway lined with planting, leading past the front lawn to the Tudor-style canopy porch above the front door.



## COUNTRY CALM

Double doors open into the stone tiled entrance hall, broad and illuminated by a window on the turn of the stairs to the right. Plenty of built-in storage can be found in the cloakroom to the left, where there is also a handy wash basin and WC.

Work from home in comfort and quiet, away from the main living areas in the study to the left, featuring built-in shelving and ample space for a desk, with views out over the front garden. Opposite, the utility room offers plenty of additional storage, alongside plumbing for a washing machine and dryer.





## WINE AND DINE

Contemporary glass and oak doors open into the family dining kitchen: the sociable heart of the home. Arched windows and double doors ahead keep the garden in constant view, where al fresco dining in the summer months is effortless on the paved patio, which currently houses a hot tub.

Stone tiled flooring continues underfoot in the kitchen area to the right, where neutral, country-style cabinetry harmonises with the heritage of the home. Plenty of cupboards above and beneath the oak worktops provide ample storage for all appliances and crockery, while the central island, beneath industrial-style lighting features breakfast bar seating ensuring the cook always has company and helping hands, particularly at Christmas.

Emanating warmth and welcome, the kitchen currently houses a timeless French Lacanche range cooker, bringing classic style to everyday cooking, accompanied by an integrated dishwasher, with a double fridge and separate double freezer discreetly concealed within bespoke cabinetry. The microwave is neatly housed within the adjoining utility room, keeping worktops clear and the kitchen beautifully uncluttered.



## SOCIABLE SPACES

Flowing effortlessly into the adjoining seating area, the open-plan layout has been designed for families who enjoy spending time together. From meal time preparation to helping with homework, sharing conversation around the island with a glass of wine or relaxing in front of the television, No. 2, Dane Manor Barns is designed to ensure everyone remains connected without feeling on top of one another. Double doors extend naturally onto the garden, making summer barbecues, outdoor dining and relaxed entertaining feel like a seamless extension of everyday life.



Beyond the kitchen, double doors open into the lounge, where deeper shades of slate-blue-grey and carpet create a warm, intimate ambience for cosy nights in front of the fire. With windows to the front and a glazed door opening to the garden, this is an all-season room, perfect for quiet evenings with loved ones or after dinner entertaining with friends.

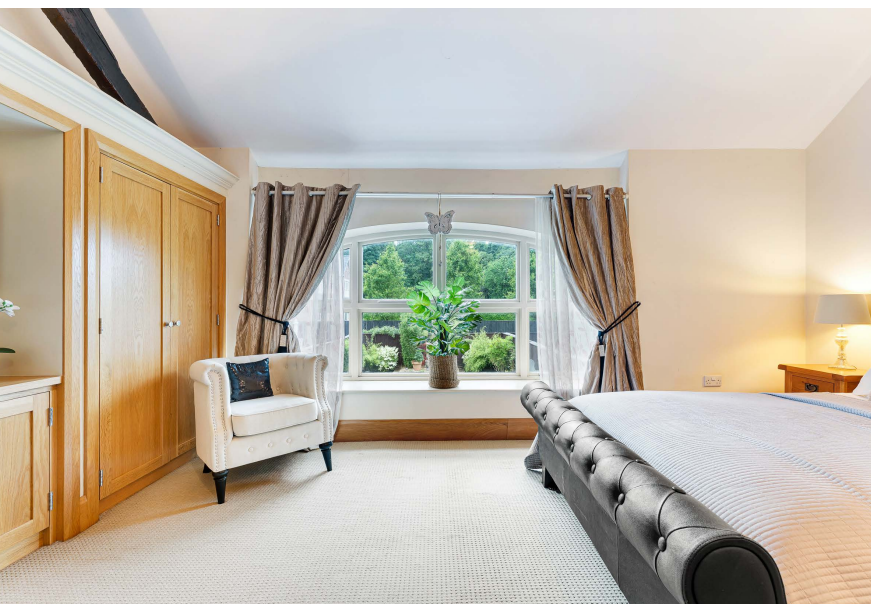
## REST AND REFRESH

Returning to the entrance hall, stairs lead up to the first-floor landing, where the height of the barn ceilings creates an airy open feel. The same palette of muted blue-grey continues the sense of calm and comfort that emanates throughout the home.

Light streams in through large characterful windows to two sides in the first of the bedrooms, to the left. Sage-grey and white tones capture the country setting, mingling with the richly toned wood of the exposed beams set within the high ceiling. Fitted wardrobes maximise storage, while solid oak steps climb to a delightful mezzanine level: the perfect hideaway for children, sleepovers or a cosy reading nook, leaving ample space below for the main bedroom furniture.

Ahead from the stairs, earthy tones in the tiles continue the resonance with the outdoors in the bathroom, furnished with bath and separate shower alongside wash basin and WC. A deep cupboard opposite offers plenty of storage for suitcases, linen or cleaning essentials.





Bathed in natural light, the master bedroom makes full use of the barn's soaring ceiling height, framed by treacle-toned beams which catch the light from the arched feature window looking out over the garden. Extensive oak fitted wardrobes provide storage, while the remaining floor space offers the flexibility to furnish the room in a manner that suits, whether with a dressing area, occasional seating or simply left as open clutter-free space. Refresh and revive in the privacy of the en suite, complete with both a bath and separate shower.



Along the landing a third bedroom features exposed beams and fitted wardrobes, while at the furthest end of the home, a large double bedroom is accessed via a corridor lined in built-in wardrobes. Light streams in from two sides, amplifying the sense of space, with characterful exposed-brick effect wallpaper to the gable wall.





## A FESTIVAL OF COLOUR

Outside, the gardens have been designed to maximise enjoyment rather than maintenance. Catch the sun from morning 'til evening at the front, where a neat lawn flows out alongside the Tudor-style timber porch. Rambling vines weave their way overhead, casting welcome shade on warm summer days; the perfect spot for a morning coffee or unwinding with a glass of wine in the evening.

To the rear, the garden continues the theme of relaxed outdoor living. Step out from the kitchen and onto the paved patio, offering ample space for entertaining, with a hot tub currently perfectly positioned beneath the kitchen window. Lawns, bark-mulched borders and established planting create a colourful backdrop without demanding hours of upkeep, leaving weekends free to enjoy the garden rather than work in it, with an elevated decking allowing you to follow the sun as it moves around.

At the front, off the driveway, a shared meadow provides an unexpected extension of the lifestyle on offer. Rarely used yet always available, there is room to throw a ball for the dog, lay out a picnic blanket, enjoy an outdoor yoga session or simply appreciate the peace and space that make No. 2, Dane Manor Barns such a special place to call home.

## OUT AND ABOUT

Experience all the country comforts that come as part of life at No. 2, Dane Manor Barns. Lower Whitley embodies quintessential rural England, with village traditions from summer fêtes to the annual Rose Queen celebrations.

Head towards the nearby Dormouse Café for coffee before following the scenic routes beside the River Weaver and the canal, where miles of walking, running and cycling trails link villages including Crowton and Acton Bridge. Along the way, welcoming pubs such as The Leigh Arms and The Riverside Inn offer refreshing stop off points for leisurely lunches or evenings with friends. From paddleboarding on the river to outdoor concerts at Delamere Forest, spend weekends outdoors throughout the summer months.

For everyday essentials, the nearby garage offers a convenient mini-Waitrose and Starbucks, whilst Weaverham provides supermarkets including Tesco and Co-op, alongside local favourites such as Theo's fish and chip shop and the ever popular Devonshire's bakery. Stockton Heath and Northwich are both around 10 to 15 minutes away, for a wider choice of independent boutiques, cafés, restaurants and supermarkets.

Families are perfectly placed, served by the highly regarded Whitley Village Primary School, alongside further schooling available nearby and the respected Sir John Deane's Sixth Form College also within easy reach.

Country living needn't mean isolation, with No. 2, Dane Manor Barns remaining well connected. Junction 10 of the M56 is only around five minutes away, placing Chester, Liverpool and Manchester comfortably within commuting distance, while rail services from Warrington and Runcorn provide convenient links further afield.

Embrace a slower pace of life, in harmony with the countryside, at No. 2, Dane Manor Barns; the ideal home for those who favour character above convention, birdsong above traffic and the practicality and comfort of established community, where privacy and neighbourliness combine.

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DANE MANOR BARNES



### GROCERIES?

The property enjoys a peaceful rural setting whilst remaining conveniently close to everyday amenities. Nearby villages offer local convenience stores and essential services, while Northwich and Stockton Heath provide a wider selection of supermarkets, independent retailers, cafés and specialist food shops for larger weekly shops.



### A WALK?

One of the highlights of the area is the abundance of waterside and countryside walks. Scenic routes can be enjoyed along the nearby River Weaver and the local canal network, offering peaceful walks through beautiful Cheshire countryside. The surrounding lanes and footpaths also provide excellent opportunities for walking, running and cycling directly from the doorstep.



### A BITE TO EAT?

The surrounding villages are home to a number of popular country pubs and restaurants, perfect for relaxed lunches and evening dining. Nearby options include The Hazel Pear and The Riverside Inn, both well regarded locally. Further dining options can be found in nearby Northwich and Stockton Heath.



### A PUB?

The nearby village of Acton Bridge, approximately one mile away, offers popular local pubs including The Hazel Pear and The Riverside Inn, both known for their welcoming atmosphere and attractive settings close to the River Weaver.



### A DAY OUT WITH THE FAMILY?

Delamere Forest is within easy reach and offers walking trails, cycling routes, outdoor play areas and seasonal events throughout the year. Other nearby attractions include Anderton Boat Lift, Marbury Country Park, Chester and Manchester.

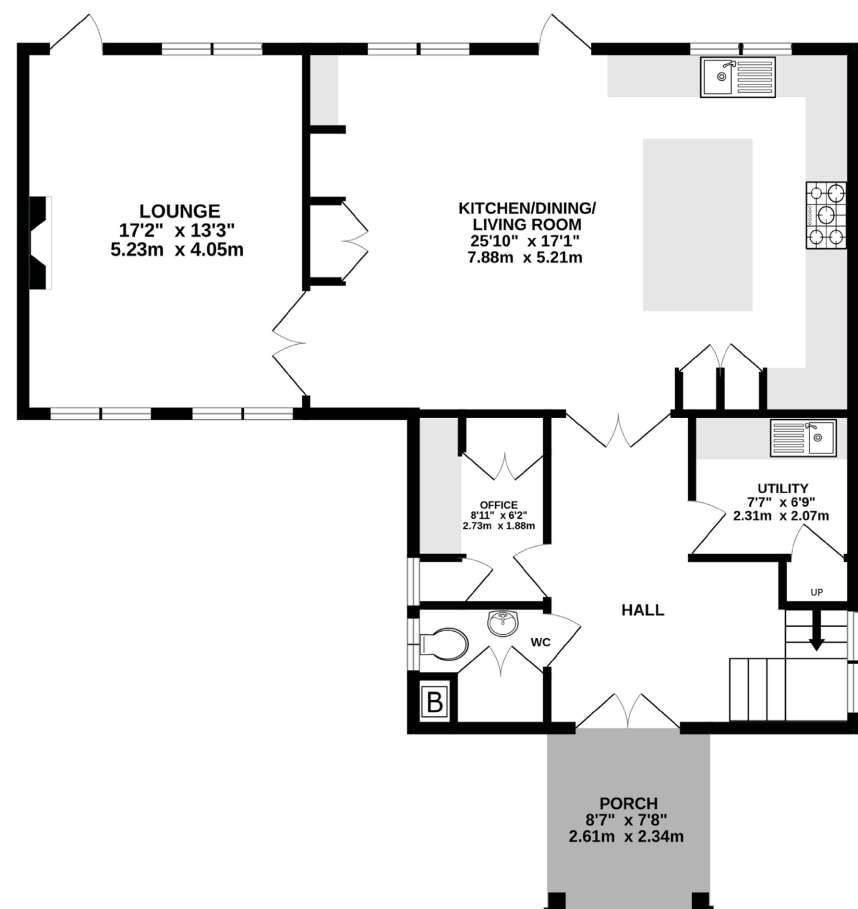


### SCHOOLS?

You are well placed for local schooling, including Whitley Village School, a well-regarded primary school. Additional schooling options can be found in nearby Hartford, Northwich and Stockton Heath, providing a range of highly regarded primary and secondary schools.

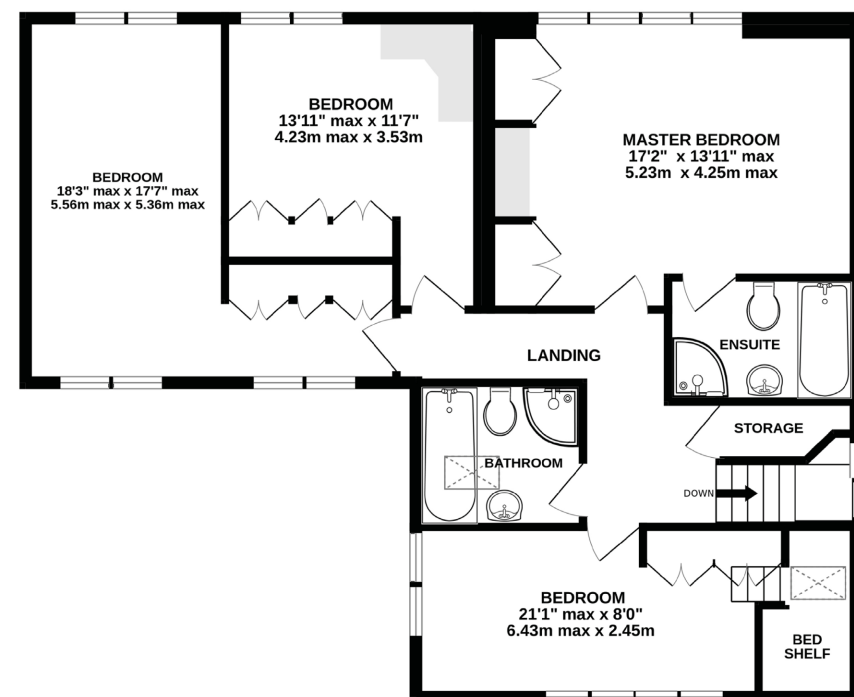
## GROUND FLOOR

978 sq.ft. (91 sq.m.) approx.



## FIRST FLOOR

969 sq.ft. (90 sq.m.) approx.



**TOTAL FLOOR AREA:** 1946 sq.ft. (181 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

- Exclusive barn conversion in a peaceful semi-rural setting on the fringes of Lower Whitley
- Character features throughout, including exposed beams, arched windows and vaulted ceilings
- Stunning open-plan family dining kitchen with central island, Lacanche range cooker and garden access
- Separate lounge with feature fireplace, creating a cosy retreat for quieter evenings
- Four double bedrooms, including a spacious master suite with fitted wardrobes and en suite bathroom
- Landscaped front and rear gardens with patio entertaining areas, hot tub space and elevated sun deck
- Private courtyard parking for three vehicles, visitor parking and access to a shared meadow

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VIDEO  
TOUR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

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