

# the Butlands

— SPURSTOW





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The Butlands is the kind of home that quietly captures attention long before the front door comes into view. Beyond electric gates and a sweeping gravel driveway, this remarkable 17th-century Grade II-listed house reveals itself in layers, each one rich in character, craftsmanship and thoughtful modern design. Framed by clipped box hedging, blossom trees and rolling Cheshire countryside, it offers a rare balance of heritage and contemporary comfort, all within easy reach of Chester and the villages that make this part of the county so enduringly sought after.

*Dating back to the 1600s, the oldest part of the house retains the warmth and intimacy expected of a home with such history.*

## AN EXCEPTIONAL CHESHIRE RETREAT

Original beams lead to leaded windows which catch the changing light and solid timber latch doors speak quietly of centuries gone by. The atmosphere is deeply inviting. Reception rooms unfold with a natural ease, each one possessing its own personality while remaining beautifully connected. A sitting room centred around a fireplace feels wonderfully cocooning during the winter months, while parquet flooring and soft natural textures bring elegance without formality. A further reception room, currently arranged as a study, provides an ideal work from home setting, peaceful and private with views across the gardens.





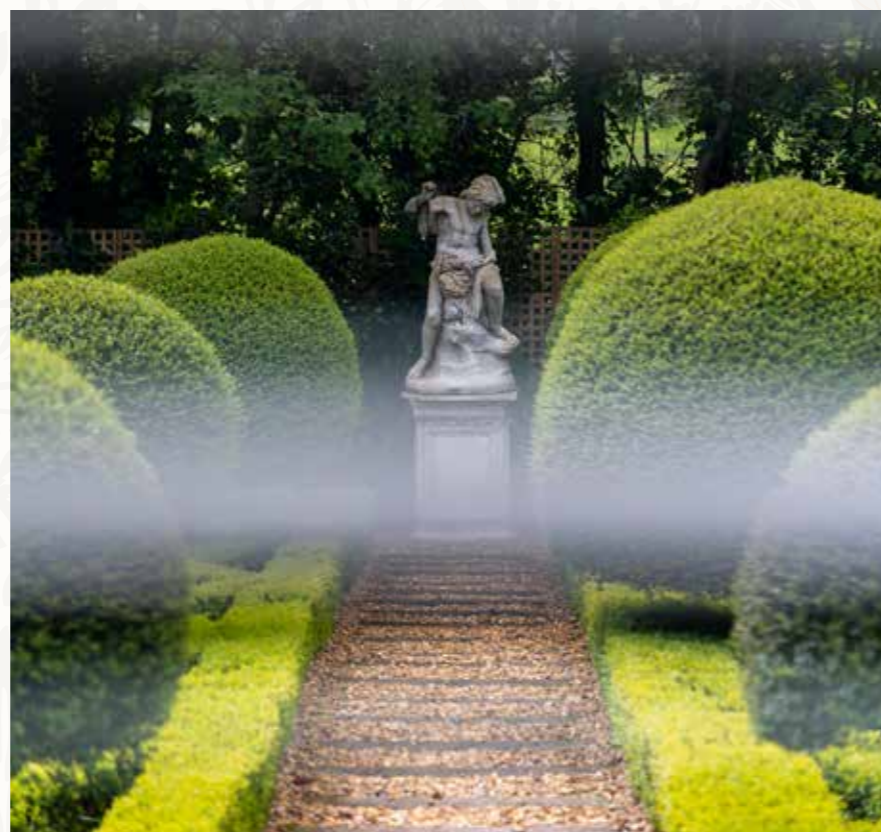
## THE SOCIAL HEART OF THE HOME

The transition into the newer extension is seamless. Here, the house opens dramatically into a spectacular kitchen and garden room designed for modern living and entertaining. Flooded with light from roof lanterns and extensive glazing, the space feels calm, sociable and effortlessly sophisticated. Ceramic tiled flooring with underfloor heating adds comfort underfoot, while the bespoke kitchen has been finished with exceptional attention to detail. Granite and marble surfaces sit alongside beautifully crafted cabinetry, Siemens appliances and a striking island with integrated Bora induction hob and seating for four. There is a sense that every detail has been considered, not simply for appearance but for the pleasure of daily life.



## FRAMED BY COUNTRYSIDE VIEWS

Morning coffee beside the windows arrives with views across the gardens and paddock beyond. Evenings are spent gathered around the dining table as the sun lowers over the distant Peckforton skyline. French doors open directly onto terraces and outdoor entertaining spaces, creating an easy connection between inside and out throughout the warmer months.





## A BOUTIQUE RETREAT ATMOSPHERE

Upstairs, the accommodation is arranged across three characterful bedrooms, each enriched by exposed beams and softly sloping ceilings that reflect the home's 17th-century origins. The principal bedroom is calm and elegant, served by a beautifully finished en-suite with bath, walk-in shower and refined contemporary detailing. A further double bedroom offers charming guest accommodation, while the third bedroom is currently arranged as a dressing room, equally suited as a nursery or study. A luxurious family bathroom completes the first floor.



*Outside, the grounds unfold to approximately 2.5 acres of landscaped gardens, paddock and sheltered seating areas.*

## A SETTING TO FALL IN LOVE WITH

Mature hedging and established trees create an exceptional degree of privacy, while every aspect of the grounds has been designed to make the most of the surrounding countryside views. A particularly lovely feature is the outlook towards Peckforton Castle, especially at sunset when the landscape takes on a golden glow.





## OUTDOOR LIVING REIMAGINED

The outdoor spaces have been designed as carefully as the house itself. A decked entertaining area with bar and outdoor kitchen creates an atmosphere more reminiscent of a boutique retreat than a country home. Nearby, a substantial summer house offers remarkable versatility. Filled with light and complete with its own shower room and WC, it has served as a party space, studio and work from home retreat. There is scope for a gym, creative workspace or guest accommodation, depending on the needs of its next owner.

## FLEXIBLE LIVING & GUEST ACCOMMODATION

Separate outbuildings add further practicality. A dedicated laundry room keeps household tasks discreetly tucked away, while the stable barn and workshop benefit from power, heating and water supply. Originally designed for equestrian use, the paddock and barn remain perfectly suited to horses, yet equally appealing for hobbies, storage or vehicle enthusiasts.

Adding another dimension entirely is the beautifully converted annexe. Completely self-contained and arranged with the same level of style as the main house, it offers superb flexibility for multi-generational living, visiting guests or income potential. The accommodation includes two bedrooms, welcoming reception spaces and a charming spiral staircase rising to the first floor beneath vaulted ceilings and exposed beams. Independent access ensures privacy while still feeling connected to the wider grounds.







*The setting is every bit as compelling as the house itself. Positioned within the peaceful hamlet of Spurstow, The Butlands enjoys immediate access to some of Cheshire's most picturesque countryside.*



## AN IDYLIC CHESHIRE POSITION

Walking routes and bridleways extend directly from the doorstep, including stretches of the Sandstone Trail, making this an exceptional location for those who value outdoor living. Nearby Bunbury provides an excellent selection of everyday amenities, independent shops, pubs and cafés, while Tarporley offers further boutique shopping and dining. Chester remains within comfortable reach for commuting, culture and retail, bringing together the best of rural and city living in one location. The Butlands is far more than a beautiful period house. It is a home that has evolved carefully over centuries, preserving its history while embracing modern life with remarkable elegance. Warm, private and deeply atmospheric, it offers a way of living that feels increasingly difficult to find.

Approximate Gross Internal Area = 157.5 sq m / 1695 sq ft  
 Annexe = 84.0 sq m / 904 sq ft  
 Studio / Outbuildings = 204.8 sq m / 2205 sq ft  
 Total = 446.3 sq m / 4804 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297788)



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## FINER DETAILS

- Character home with origins dating back to the 1600s, later Victorian additions and a 2004 summer lounge extension.
- Underfloor heating to the summer lounge.
- Renovated kitchen with granite worktops.
- Original parquet flooring retained in the older part of the home.
- Fully updated electrics and internet cabling.
- Brand-new septic tank treatment plant installed.
- Roof reported to be in good condition.

## BARN & OUTBUILDINGS

- Separate two-bedroom barn conversion with independent oil and electricity supply.
- Potential annexe or rental opportunity (subject to permissions).
- Stable barn with water, heating and electricity connected.

## GROUNDS & LOCATION

- Paddock included and maintained by the current owners.
- Planning previously granted for a kitchen extension and additional outbuilding near the paddock.
- Approx. 10 minutes to Tarporley High Street and close to Bunbury village amenities including cafés, Co-op and community facilities.

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SPURSTOW

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*unique homes*

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