

MEADOWCROFT

— ACTON BRIDGE —

# A SENSE OF ARRIVAL

Meadowcroft brings renewed Georgian grandeur to the village of Acton Bridge, placing sweeping views at the centre of the show, both upstairs and down. Light, luxury and long-range views out to the Derbyshire countryside combine at Meadowcroft.



Pull through the gated entrance and onto the gravel driveway, where parking is vast, with space for cars, camper vans and horse trailers, and a garage also available. A discreet secondary access leads around the side of the gates and down towards the paddock, making it easy to manoeuvre trailers or horseboxes if needed. Views peek around the sides of the home, a taster of what is to come.

Ahead, the classical portico entrance with its paired sandstone columns creates a sheltered, formal arrival lending Meadowcroft a sense of ceremony upon arrival.





## WARMTH & WELCOME

Inside, from the moment the front door opens, the design intent becomes clear. Sightlines run straight through from the entrance hall into the kitchen, framed by Crittall-style glazing and doors, drawing the eye down towards the garden, fields and woodland beyond. An immediate wow factor, this deliberate piece of architectural choreography connects entrance hall, living spaces and landscape in one continuous visual line.



Open and airy yet supremely homely and inviting, to one side, a limestone fireplace brings warmth and balance to the drama of the view. Designed in keeping with the home's Georgian influence, it houses a remote-controlled living flame gas fire, creating a welcoming, comforting ambience when returning home on dark winter evenings. Underfloor heating runs throughout the ground floor for added warmth.



MEADOWCROFT

On the right, a flexible fourth bedroom serves as a sunny and spacious retreat, with views out to the front of the house and its own private shower room en suite. Increasingly sought-after for modern living, this ground-floor bedroom brings a layer of futureproofing to the layout; ideal for guests or older children and offering the reassurance of single-level living while retaining a true manor house lifestyle. With its position close to the main living spaces, it would also lend itself perfectly as a formal dining room, home library or elegant study, making it one of the most adaptable rooms in the house.



# LIGHT— FILLED LIVING

Across the entrance hall, the lounge epitomises the grandeur and warmth of Georgian style, with six airy sash windows on two elevations. Bright and breezy, with sunken LEDs, the refined ambience of the lounge is irresistible, while a media wall with remote control gas fire introduces a convenient contemporary edge.



*“From the very start, we wanted that immediate sense of vista – so the moment friends and family walk through the front door, they can see all the way through to the land at the back. The view was always the heart of the design.”*



Transforming transitory spaces into functional parts of the home, a walkthrough cloakroom offers a space to perch, pause and remove shoes and boots, with bench seating also housing the underfloor heating manifolds. Upon hanging up coats continue through into the tucked away study, a peaceful, quiet place to work hidden away from the main social spaces of the home.





MEADOWCROFT

## SAVOUR THE VIEWS

At the heart of the home, the kitchen is a beautifully balanced space – contemporary in its finish yet edged with traditional detailing that imbues it with timeless warmth and longevity. Fully equipped for modern living, appliances include full-height fridge-freezer, integrated coffee machine, double ovens, microwave and a hot, cold and sparkling water tap.

A hidden walk-through pantry sits discreetly behind a run of cabinetry, opening into a wonderfully practical store with wicker baskets, open shelving and its own window for natural light. Purposefully left without underfloor heating, it remains noticeably cooler, an old-fashioned detail with modern intelligence.





Wine and dine whilst savouring the view out through the impressive eight-metre bifolding doors, which open directly onto the terrace, drawing the eye straight out across open countryside; creating a seamless flow between indoors and out, this is the ideal space for large-scale entertaining.

Off the kitchen, a spacious utility and boot room continues the theme of practical luxury, with space for washer and dryer, a deep sink for muddy boots and a stable door opening to the garden.



MEADOWCROFT

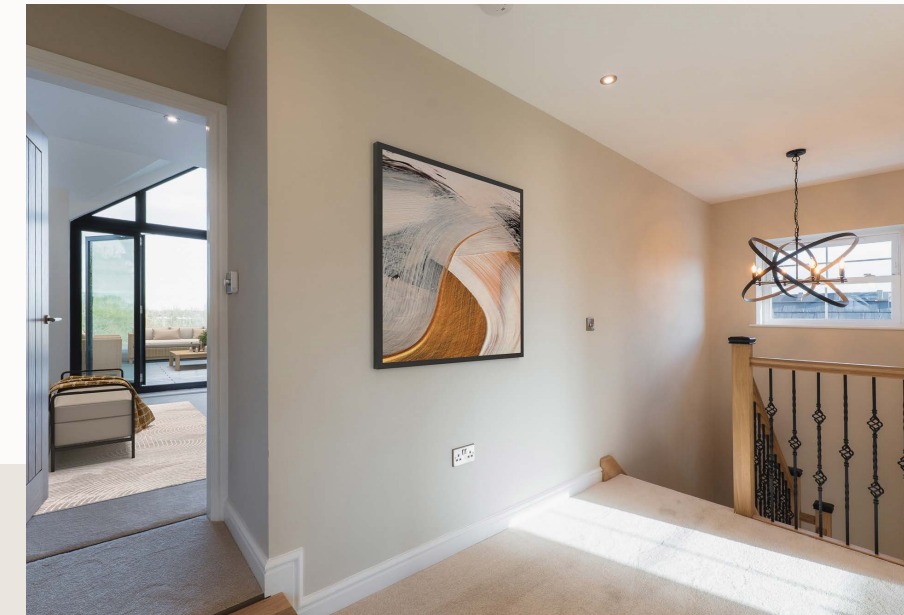


MEADOWCROFT



## AND SO TO BED...

Returning to the entrance hall, ascend the oak and wrought iron stairs to the first-floor landing, turning left into the first of the three spacious doubles at Meadowcroft, peaceful, quiet and removed from the world below.



Throughout the home, carefully considered lighting creates a soft, ambient atmosphere, with recessed ceiling spots and dimmer controls allowing each of the rooms to shift effortlessly from day to evening. Thoughtful details continue at every turn, from discreet USB bedside sockets to subtle, layered lighting bringing understated luxury to everyday living.



## SOAK IN SERENITY

Continue along the landing to a second inviting double bedroom, where the main family bathroom awaits next door.

Offering spa-style soaking, the bathroom is designed around a double-ended freestanding bath with a separate, walk-in shower. Large-format marble-effect tiling wraps the room in soft, neutral tones, creating a calm, cocooning atmosphere while brushed brass fittings add warmth and contrast against the crisp white sanitaryware. Subtle LED lighting is set into the ceiling detail above, also featuring in the mirror above the wash basin.



MEADOWCROFT



## THE MASTERPIECE

Light-filled and supremely spacious, step up and see the countryside unfurl ahead as wide, glazed double doors open directly onto an expansive private balcony, measuring approximately 8 metres by 4 metres and wrapped in seamless glass balustrading. With views unbroken, sense the feeling of floating above the countryside from this peaceful and immersive vantage point, with views out over the woodland and paddock, and beyond, towards the Derbyshire hills.

The sense of boutique luxury continues with a walk-in dressing room and a luxurious en suite, featuring his-and-hers wash basins and a large walk-in shower.



# GARDENS & GROUNDS

Set within just under two acres of gently sloping land, the gardens at Meadowcroft have been carefully landscaped to make the most of their open setting and long, uninterrupted views. Laid mainly to lawn and surrounded by established hedging and mature trees, the openness of the surrounding countryside blends seamlessly with the garden.



A low beech hedge separates the main garden from the paddock beyond whilst retaining the views, while to the side of the annexe, an additional stretch of garden offers further flexibility, ideal for quieter seating areas, play space, or future landscaping. At the lower edge of the garden, discover a small area of woodland amplifying the sense of privacy and oneness with nature.

A productive orchard, with established pear and apple trees serves as a reminder of Acton Bridge's long association with pear growing providing a prolific harvest perfect for eating and baking.





## ENDLESS POTENTIAL

Nestled to the side of the garden, the substantial annexe has been constructed to full building regulations and beyond. Every element – from the roof structure and cavity wall insulation to the underfloor and thermal performance – has been designed with long-term flexibility in mind, creating a space that could be effortlessly converted into a fully independent dwelling.

Measuring approximately seven metres in width, the garage itself is underfloor heated, making it ideal for car enthusiasts or those with classic or performance vehicles. Above, four solid oak steps lead down into a remarkable, double-width room – a vast, light-filled space with a wide four-metre bi-fold opening directly onto the patio.

Currently used as a games and leisure room, it could just as easily become a private gym, pool room, studio, or an outstanding home office for modern working life. A stylish en suite is already in place, further enhancing its independence and potential. For those seeking multi-generational living, guest accommodation, or a future annexe for parents or older children, this building offers an extraordinary opportunity: a high-quality structure already in place, requiring minimal effort to become a sizeable second home within the grounds.

*Practical notes: the annexe benefits from a separate boiler, with scope to create a fully independent system if required. Meadowcroft is on mains gas and is fitted with CCTV to the front, side and rear for added security.*



## OUT & ABOUT

Blending the best of both worlds, from its peaceful, semi-rural setting, Meadowcroft enjoys excellent connectivity in every direction. Within 10-15 minutes' drive is the M56, placing both Manchester and Liverpool comfortably within commuting distance, along with easy access to the wider North West motorway network.

Acton Bridge station is just a few minutes away, offering direct rail services to Liverpool and Manchester, as well as onward connections to both Liverpool and Manchester airports in approximately 25 minutes – ideal for both commuting and weekend city breaks.

For families, Meadowcroft is well served by a strong choice of schools, with a number of highly regarded primary options nearby including Crowton and Little Leigh, and secondary provision at Weaverham High and Helsby High. Cransley School and The Grange School in Hartford, among Cheshire's leading independent schools, are also within easy reach.

Chester lies just a short drive away for shopping, dining and culture, while Stockton Heath offers a vibrant local scene with an excellent selection of restaurants, cafés and independent shops. Tarporley's popular high street and village atmosphere are also close at hand.

From the moment the front door opens, Meadowcroft reveals its defining quality: an open, uninterrupted relationship with the landscape – experienced from the heart of the living area to the privacy and peace of the master bedroom. All the peace and quiet of country living, with city connectivity at your fingertips; Meadowcroft is a home of quality, comfort and convenience.



### GROCERIES?

There are several convenient options just a short drive away in nearby Northwich and Weaverham



### A WALK?

Acton Bridge's rural setting and waterways make it ideal for countryside walks: The River Weaver, the canal and river walk to Barnton, and the Longacre Wood circular



### A BITE TO EAT?

The Outback Pizza Company, The Riverside Inn, or there are plenty of choices within 10–15 mins in nearby Northwich, Weaverham and Hartford



### A PUB?

The Hazel Pear, Acton Bridge



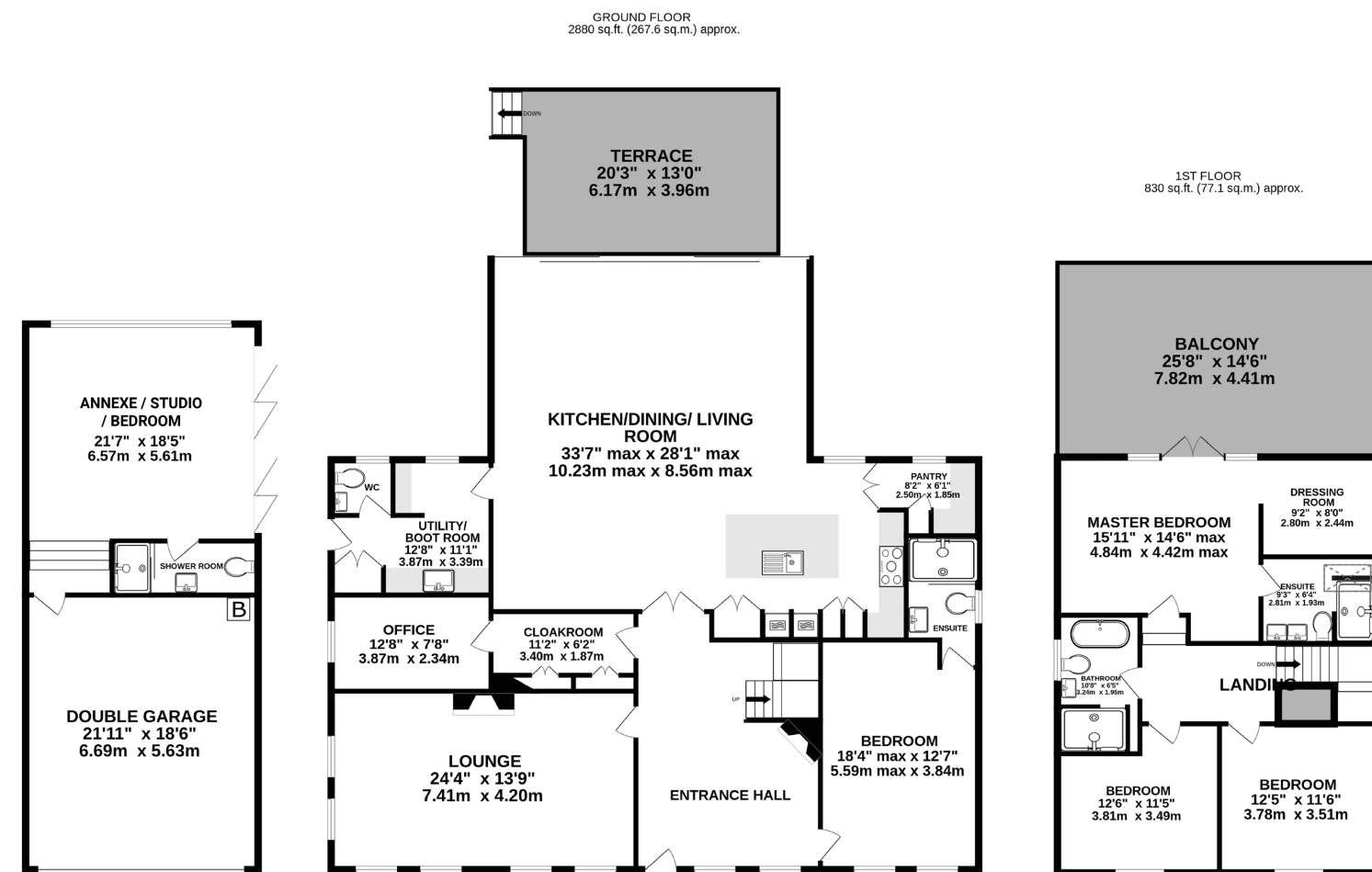
### A DAY OUT WITH THE FAMILY?

Acton Bridge's location in rural Cheshire puts you close to several family-friendly attractions including: Dutton Locks and the River Weaver, Anderton Boat Lift, Delamere Forest, and The Ice Cream Farm



### SCHOOLS?

Barnton Community Primary School, Delamere CofE Primary Academy, Weaverham High School, Hartford CE High School and The Grange School



**TOTAL FLOOR AREA: 3710 sq.ft. (345 sq.m.) approx.**

**EXCLUDING DOUBLE GARAGE AND ANNEXE / STUDIO: 2916 sq.ft. (270 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

- Elegant Georgian-inspired home designed around light and landscape, set in the peaceful village of Acton Bridge
- Just under two acres of gardens, paddock and woodland
- Breathtaking, far-reaching views towards the Derbyshire hills
- Entertaining kitchen with hidden pantry and seamless indoor-outdoor connection
- Underfloor heating throughout the ground floor
- Four spacious bedrooms including flexible ground-floor guest suite (plus an optional bedroom in the annexe)
- Master suite with 8m private glass-balustrade balcony, dressing room and luxury en suite
- Impressive annexe ideal for guests, multi-generational living or leisure
- Excellent connectivity via Acton Bridge station and M56 to Manchester and Liverpool
- For EPC rating, please consult our website

SEE IAN'S  
VIDEO  
TOUR



Unable to locate the property?

Try **what3words**



[undulation.pizza.collides](https://undulation.pizza.collides)

\*\* The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. \*\*

# MEADOWCROFT

28 Cliff Road  
Acton Bridge  
CW8 3QY



[storeysofcheshire.co.uk](http://storeysofcheshire.co.uk)  
[hello@storeysofcheshire.co.uk](mailto:hello@storeysofcheshire.co.uk)

01829 700359 | 01606 339922 | 01925 595950 | 01244 919111

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