



# THE HAYLOFT

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SARN



*Open skies, rolling greenery and spacious, flexible rooms...experience the ease of light-filled living with seamless indoor-outdoor flow at The Hayloft, nestled on the leafy outskirts of Malpas.*

Peaceful, private and with a safe, neighbourly feel, The Hayloft captures the essences of rural living, while remaining convenient for when city life calls. Walks unfurl from the front door, with the large garden wrapping entirely around the home itself. Country views paint a preview of life at The Hayloft, pulling up along the wide, sweeping driveway. Parking is plentiful, with a double garage and EVC point also featuring.



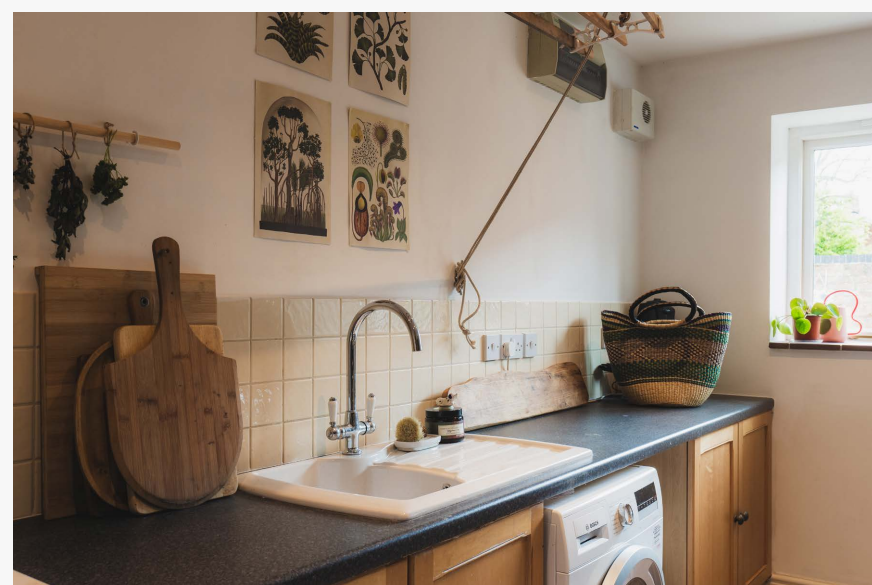
*"It's so peaceful, away from it all and an easy place to unwind and relax."*

## The Hayloft *history*

Once part of a working farm, The Hayloft sits among two sympathetically converted barns, with the original farmhouse now rebuilt. Ownership of the surrounding fields remains in local hands, lending a sense of continuity to the collection of homes, where neighbours tend to settle and stay.

From beneath the shelter of the outer porch, step inside onto the wooden flooring of the entrance hallway, running laterally through the home. Retaining all of its character and charm, while embodying all the convenience modern life calls for, The Hayloft strikes the perfect balance between rustic country comfort and contemporary ease. Latched doors lead off from the entrance hall, with the cloakroom tucked off to the left, painted in a pop of vibrant pink, with accompanying feature wallpaper, and tiled underfoot.





## *Feast your eyes*

Light streams through a wall of glass into the kitchen next door, looking out onto the patio and garden beyond. Traditional stone-coloured tiles stretch out underfoot, capturing the heritage of the home and balanced by shades of fresh blue and cream in the country kitchen. Shaker-style cabinetry offers ample storage space for every utensil and culinary essential, from serving plates and spoons to mixers for Sunday bakes in the large Range cooker, only 12 months old. Other appliances include an undercounter Bosch fridge, Neff microwave and integrated Bosch dishwasher alongside a double Belfast sink.

Off the kitchen, the boot room offers an easy everyday entrance when heading home from countryside walks, with the neighbouring utility room offering plenty of space for pet bedding, also accommodating a second sink, plumbing for a washing machine and dryer and space for a fridge freezer.

*“It’s a large home with lots of flexible space; there’s room for both of us to have our own hobbies. It easily fits thirteen for Christmas, yet it never feels too big.”*



## Room to *work, rest & play*

To the opposite side of the entrance hall, the large lounge is a multifunctional space, currently used as both a library and a television room for the family, with space for a desk or two. Large and light, beams stretch out across the ceiling above, with access out through a glazed door to the south-facing vegetable garden and outdoor cooking area, where a courtyard catches the light and a series of stone edged beds offer scope to grow a variety of home produce.

Flow through from the lounge into the dining room, where chestnut toned beams crisscross the ceiling, and exposed brick pillars infuse character and warmth while windows retain a constant connection to the outdoors, drawing in an abundance of light.





Warm lime-washed plaster walls accented by fresh green accessories and furnishings lend a soothing, relaxing tone to the sitting room. A formal room, saved for best, New Year's entertaining or after dinner coffees. On Christmas mornings, the log-burning stove in its exposed brick surround fills this room with warmth and welcome, while in summertime, step through patio doors out onto the warmth of the paving and pay a visit to the hot tub...

At the end of the main run of rooms and drenched in light, the studio is surrounded by windows and garden views to three sides, making it the perfect space for art, craft, sewing – or other hobbies.

*“We wanted a space filled with light where we could leave our things out – without having to constantly clear away. It makes everyday living so much easier.”*





## *Blissful* bedtime

From the central dining room, stairs lead up to the long landing of the first floor, where, turning left, the first of the double bedrooms awaits, enhanced by soothing forest green accents. With a shower room en suite, there is plenty of light, while a latched door offers access through to the neighbouring bedroom.

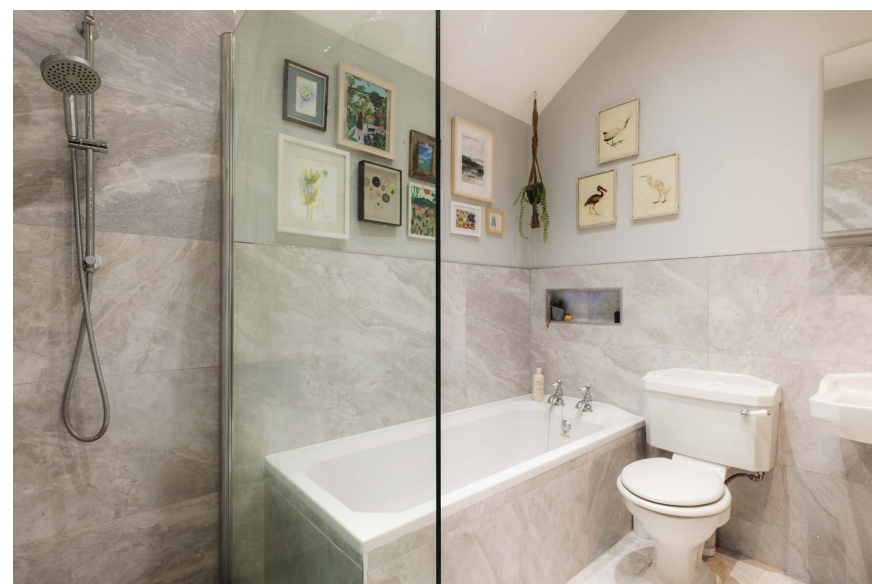
With Velux windows above, and a high ceiling, and its connection to its neighbour, this room could be used as another bedroom perhaps for siblings, as a nursery or transformed from its current role as a music room into a dressing room, again highlighting the great flexibility and adaptability of The Hayloft. Characterfully styled with chair rail and classic décor of teal blue and cream, the guest bedroom is spacious and serene, with a large walk-in closet providing plenty of storage and a handsome en suite dressed in forest green and furnished with a bath containing shower over.





Retracing your steps along the landing, to the opposite side of the stairs two further bedrooms await: the first, a large guest bedroom with Jack and Jill access to the spacious and luxuriously styled family bathroom, with marble style flooring and tiles to the walls, and a claw foot roll top bath and separate shower. Twin wash basins offer plenty of storage in the vanity units beneath. The high ceiling amplifies the airy, light feel, with a large Velux above, and warmed by underfloor heating below the marbled floor.





## *Peaceful sanctuary*

Privately tucked away at the end of the landing, the master bedroom is a light, bright sanctuary. Decorated in pale blue and white, with latte-toned carpet underfoot, sunset views beckon out over the garden and paddock and towards the distant mountains. Spacious and serene, there is plenty of storage in the walk-in wardrobe, with a handy en suite containing bath and separate shower.

## *Nurture your dreams*

Greenery greets you upon arrival at The Hayloft, with long stretches of lawn flanking the driveway as it sweeps up. With plenty of storage available indoors, outside the capacity continues, with two outbuilding rooms next to the double garage. One currently serves as a potting shed, while the second – served by electricity – could be a gym or home office, with window and stable door. Currently serving as storage, it's a great space for stowing bikes, surfboards and wetsuits.

The main garden is large, lush and easily maintained with a ride-on mower, with planted borders popping through colour here and there. Beyond the lawn, the paddock is developing as an orchard and is grazed by horses belonging to the livery nearby.



*“We worked hard on creating a real indoor–outdoor flow, as we enjoy spending as much time outside as possible: tending to fruit and veg, cooking and entertaining.”*

Wrapping around the home like an emerald blanket, the gardens continue the sense of country living, with sunny, sheltered spots always available whatever time of day.

*“We love the south-facing courtyard; it soaks up the sun all day.”*

In the walled courtyard, opening off the living room, grow your own in the four vegetable plots (with a separate fruit cage in the main garden). Ready to entertain, when weekend comes, breathe in the heady scent of lavender and cook up a feast for friends in the pizza oven, when the sun bathes the south facing patio in sunlight, or set the brazier alight in the cooler months. In the evening, soak up the sunset views from the hot tub, as the sun spills golden light over the Berwyn mountains, and the pipistrel bats and skylarks dance overhead.





## Out and about

Set within easy reach of the wider Cheshire and Shropshire borders, The Hayloft balances countryside calm with a convenient sense of connection. Surrounded by open land and a handful of neighbouring homes, enjoy peace, privacy and quiet, without ever feeling cut off.

Malpas, just a short drive away, is well served by a Co-op, GP practice, gym, library, dentist, optician and vet in addition to independent shops and eateries. For a broader mix, Chester's historic Rows offer a unique shopping experience, bringing together culture, dining and sport with the Roodee racecourse ever popular on Ladies Day, while Shrewsbury, within comfortable reach, is known for its independent spirit and lively market scene. Closer to home, there is a milk delivery service and Post Office in Threapwood.

For walks and family adventures, the Sandstone Trail lies within easy reach, with routes around Bickerton Hill delivering far-reaching views, while quieter rural lanes and footpaths weave through the local countryside. Walks along the River Dee and around the Wrexham area are also within around 20 minutes.

Closer to home, The Lost Barn has become something of a local favourite, an artisan, design-led café known

for its coffee, food and adjoining farm shop. Traditional pubs are plentiful, with The Carden Arms in Tilston and The Lion at Malpas both well regarded, while riverside spots such as The Boat at Erbistock sits on the banks of the River Dee. Leisure facilities are varied, with local tennis courts at Tallarn Green in addition to a range of clubs, classes and village groups across the area.

Rural, but not remote, Chester, Wrexham and Whitchurch are all accessible by road, with quieter back routes from The Hayloft offering an alternative to the busier commuter stretches. Rail links from Whitchurch connect towards Shrewsbury and Manchester, while Crewe, around 40 minutes away, provides speedy mainline services to London.

A home that offers flexible living for all family arrangements, The Hayloft is a versatile, adaptable, light-filled country haven, well connected to the wider world and yet basking in the beauty of its garden and all the rolling, rural landscape that surrounds it.

## Ask the owners

Where do you go when you need...



### Groceries?

For everyday essentials, we usually head into Malpas, which offers a range of convenience stores and local amenities, including Co-op Food. For a wider selection, nearby Whitchurch provides additional supermarkets.



### A walk?

There are numerous footpaths directly accessible from the doorstep, with the surrounding rural landscape around Sarn offering peaceful routes through open fields and lanes. The nearby Sandstone Trail provides miles of scenic walking routes through Cheshire countryside, woodland and sandstone ridge landscapes.



### A bite to eat?

Local dining options include The Boat at Erbistock, a characterful 17th-century riverside inn offering relaxed dining with scenic seating overlooking the River Dee. In nearby Whitchurch, Wild Shropshire offers a more contemporary dining experience, along with a variety of other cafés and restaurants.



### Your local pub?

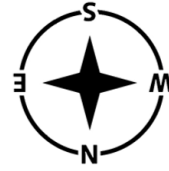
The Carden Arms is well regarded for its welcoming atmosphere and food, and conveniently located nearby for regular visits.



### A day out with the family?

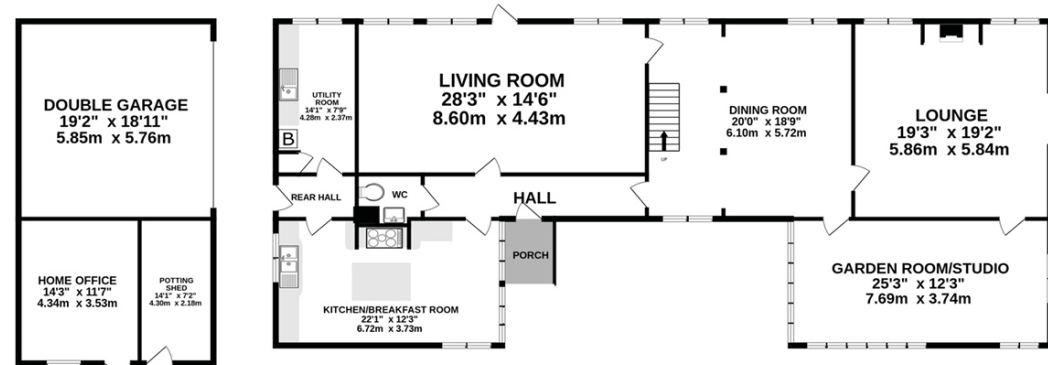
There are lots of fantastic days out within easy reach. Chester offers shopping, dining and family attractions, while Shrewsbury is perfect for a relaxed day exploring independent shops and riverside walks. For outdoor adventures, Llangollen and the Clwydian Range provide stunning scenery and walking routes, while the mountains of Snowdonia and the coastline of Anglesey make for ideal day trips further afield.

# Floorplan



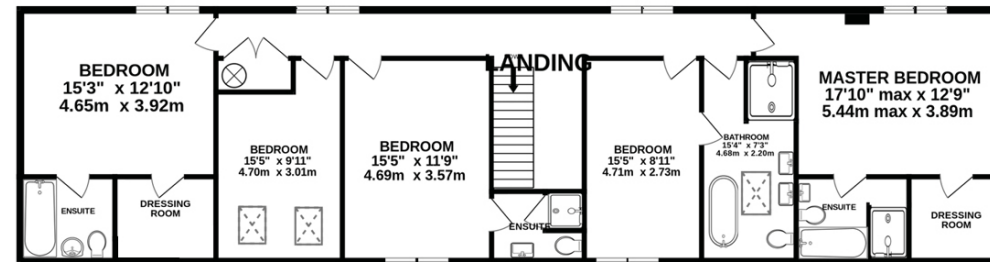
## Ground floor

2651 sq.ft. (246 sq.m.) approx.



## First floor

1439 sq.ft. (134 sq.m.) approx.



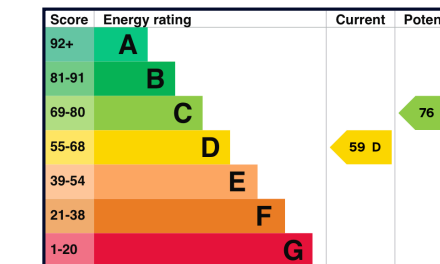
**Total floor area:** 4090 sq.ft. (380 sq.m.) approx.

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

- Beautiful barn conversion blending rustic character with modern comfort
- Peaceful rural setting on the outskirts of Malpas, surrounded by open countryside
- Spacious and flexible layout with multiple reception rooms and hobby spaces
- Light-filled country kitchen with Range cooker and garden views
- Five generous bedrooms, including a private master suite with en suite and dressing area
- Excellent indoor-outdoor flow with courtyard, patios and entertaining spaces
- Large wraparound gardens with lawn, vegetable plots, orchard paddock and hot tub area
- Double garage with additional outbuildings offering potential for office, gym or storage
- Ample driveway parking with EV charging point and a friendly, established rural community

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