



THE  
STABLE  
HOUSE



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Secluded and steeped in history, unrivalled privacy awaits at The Stable House, a characterful 19th century farm building conversion hidden away on the cusp of Chester.

Just three miles from Chester's historic Walls, cathedral, shops and restaurants, discover a quieter side to Cheshire at The Stable House, originally built as a stable house to the neighbouring hall over a hundred years ago, and accessed along a lengthy, private drive.

The long private driveway offers exclusive access only to Huntington Hall and the Stable House, giving unrivalled seclusion and tranquility in this utterly unique setting.

Approaching the property, there are opportunities to park at the front door or pass between large swathes of front lawn to easily access the stable yard at the end of the gravel.

Substantial additional parking is available here alongside a sheltered carport contained within the courtyard.

## SPACIOUS HOME, VERSATILE ROOMS

Deceptively sized from the approach, the spaciousness and versatility of The Stable House cannot be underestimated, with large lawned gardens for children to play in and plenty of room inside for multiple generational living.

Approached from the front, step inside into the warmth of the quarry tiled porch, where there is fitted storage for coats and shoes. Continue ahead, into the carpeted entrance hallway, broad and well lit, where the first of two sumptuous sitting rooms can be found on the left.

## A WARM WELCOME

A homely and inviting room, with original tiled flooring and a large, open fireplace, the bay window to the front invites plenty of light through. To the rear, another large window frames pretty views out over the rear garden. Overhead, traditional beams are painted white, infusing the room with rustic warmth.

Returning to the entrance hall, refresh and revive in the guest bathroom to the right of the front door and furnished with lavatory and wash basin. A large, obscured glass window draws in an abundance of light from the front.





## HEART OF THE HOME

Crossing the entrance hall, discover a decadently sized dining room, festively dressed in rich tones of green and with rustic beams exposed in the ceiling above. Overlooking the garden, a large bay window delivers an abundance of light through. With a bespoke dining table, this room features a hatch that connects to the neighbouring kitchen.

Infusing the room with warmth, a Range style cooker currently sits within a cheerful redbrick inglenook, with rustic Spanish tiles underfoot. With ample space for bespoke, freestanding furniture, and robust, solid wood worktops, this kitchen speaks of traditionality, family and the warmth and welcome of a simpler time.

Awash with light from the large window overlooking the rear cobbled courtyard, there is plenty of room for a large breakfast table. Exposed beams overhead evoke the characterful charm of this home's heritage.

Coming out of the kitchen, make your way through to a light-filled and flexible living space. Currently used as both study and snug, French doors open out to the patio, the perfect place for catching the afternoon and evening sun and listening to the gentle chatter of birdsong.

## VERSATILE SPACES

Also opening up from the kitchen, a rear hall leads to a utility room where there is plumbing for washer and dryer and access out to the garden. A secondary entrance hall to the rear provides access to a handy cloakroom with wash basin, WC and shower facilities. Characterful, with exposed redbrick and a double height wooden ceiling, the second entrance hall opens up to the stable yard beyond.

Follow the inner hallway along to discover a second sitting room, again tiled underfoot and with handsome exposed beams overhead. Light floods the room from French doors opening to the garden and another set of French doors opening to the stable yard, whilst warmth resonates from the rustic open fireplace.

With so many entertaining spaces on the ground floor, consider the potential for converting the snug or one of the sitting rooms into an accessible ground floor bedroom.





## AND SO TO BED...

With access to the many spacious bedrooms available from two separate staircases, return to the main entrance hallway and ascend to a large landing on the first floor.

Sanctuary awaits in the master bedroom, a capacious room preceded by a shower room ensuite.

Privately tucked away beyond the ensuite, this bountiful bedroom, running the whole width of the home, is drenched in light from large windows to the front and rear. Ample storage is available in the bespoke free-standing wardrobes. Versatile and capaciously sized, there is scope to remodel this bedroom to your specification.

Also found off this landing, refreshment awaits in the spacious family bathroom, with roll top bath, wash basin, WC and storage.

A second spacious double bedroom, next door to the master, features fitted storage, and is flooded with light, with verdant views over the garden.

Across the landing, arrive at a third amply sized bedroom, currently used as a study and dressed in emerald green. This versatile bedroom features two storage closets and offers glorious views over the garden.

Making your way upstairs from the second staircase, discover a large double bedroom on the right. Overlooking the courtyard, this bedroom currently features bespoke Mexican pine wardrobe storage.

Next door, with a large, exposed beam above, and dressed in soft blue, is a second spacious bedroom, currently furnished in a more contemporary fashion, highlighting the abundance of space.

Refresh and revive in the spacious, tiled family bathroom, furnished with large bath containing showerhead attachment, wash basin, WC and heated towel radiator.

Continuing along the landing, arrive at a third double bedroom, overlooking the courtyard to the rear of The Stable House and currently used as sitting room. Brimming with light, this bedroom contains a fitted storage closet.

With a potential six spacious double bedrooms available at The Stable House, there is ample opportunity to reconfigure and rescale the sleeping quarters to your dream requirements.

## PUTTING DOWN ROOTS...

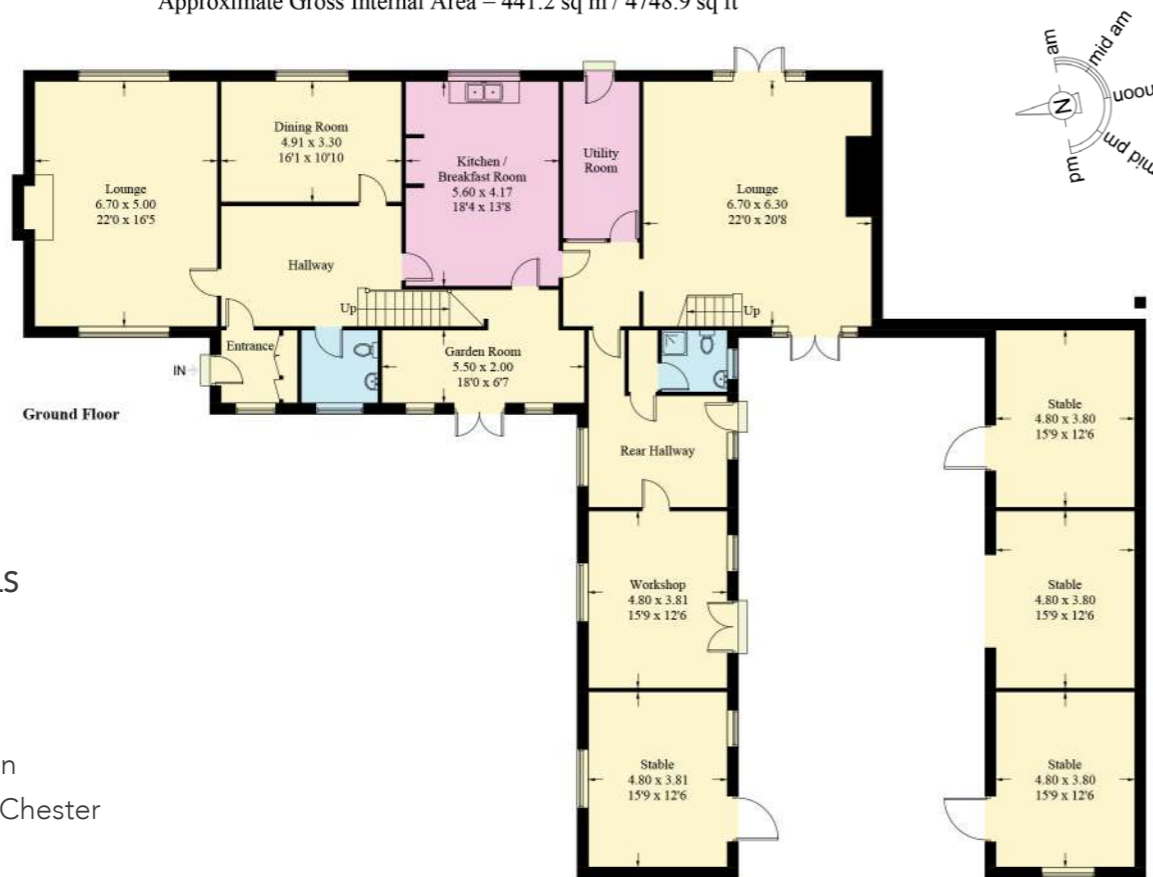
A home that changes character in harmony with the seasons, in winter feel comforted by the cosy warmth of the two real fireplaces at either end of The Stable House. In summer, throw open the doors to the garden and breathe in the fresh country air.

Step outside and enjoy barbecues on the patio, or potter about the courtyard. Children can play games on the lawn, safe and secure, recessed far from the main road courtesy of the private driveway, whilst the spectacular borders transition alongside the seasons. To the front a third of an acre of garden is filled with fruit bearing apple trees, ideal for chutneys and pies.

In the stable yard, several stables (served by power and some served by water) are currently used for storage and as an art workshop, whilst the area by the greenhouse and summerhouse is the perfect setting for a glass of wine whilst basking in the afternoon sun.

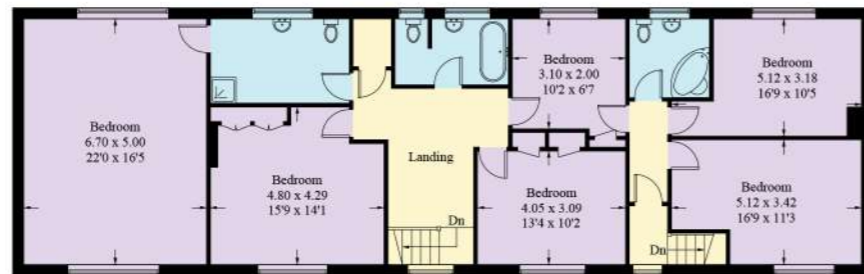


Approximate Gross Internal Area = 441.2 sq m / 4748.9 sq ft



#### FINER DETAILS

- Freehold
- Stables
- Courtyard
- Large garden
- 4.6 miles to Chester



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029423)



## OUT & ABOUT

Close by there are many picturesque walks to enjoy, with a variety of local rural and gastropubs in the surrounding small villages including Huntington, Aldford, Churton and Farndon, all a short distance away.

Why not enjoy Sunday dinner with the family at The White Horse in Churton, a recent entry into the Top 100 Gastropubs in the UK. Other popular eateries nearby include The Grosvenor Arms and the Rake and Pikel.

Just three miles from Chester city centre, discover all manner of dining just a short drive from The Stable House. Steeped in history, walk the ancient Walls and browse the boutiques on the Rows.

For your daily shopping needs, the local Co-op and garden centre with coffee shop are around a mile away, with a large Sainsbury's among other superstores a little further afield in Great Boughton. There is also an Aldi just over two miles away on Tarvin Road.

Commute with convenience from Chester train station - just under three miles away or pick up the nearby A55 to North Wales for a family day out at the beach. The M53 is also close by giving easy access to Liverpool and Manchester.

Families are well placed for local schools, with primary schools in the local villages and highly rated independent schools close by; King's School Chester was recently named North West Independent School of the Year in the Sunday Times Parent Power Guide.

Private, peaceful, secluded yet supremely convenient for commuting in and out of the nearby cities, The Stable House is a well-loved family home, filled with substantially sized rooms and with the potential to be adapted to a range of uses.

A large, unique, private home with unlimited opportunities to put your own personalisation to, The Stable House awaits its next family.





THE  
STABLE  
HOUSE

*presented by*

CURRANS  
*unique homes*

/// WHAT3WORDS: difters.jiffy.moves

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