

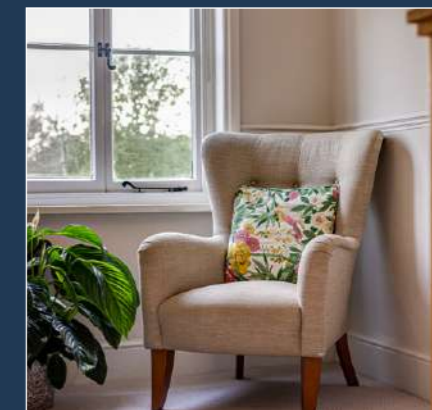
POPLAR
GROVE FARM

MOULDSWORTH



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Nestled between the delightful countryside villages of Ashton Hayes and Mouldsworth, discover an utterly unique home intrinsically woven into local history, renovated and renewed for the modern era, at Poplar Grove Farm.

A former Edwardian farmstead, lovingly transformed by its current owners, Poplar Grove Farm sits alongside a handful of similarly renovated former farm buildings on leafy Smithy Lane, creating a cosy, yet private community.

External lighting illuminates the substantial gravel driveway, where there is ample parking available for around six cars.

Sense the tranquillity of this rural retreat instantly upon arrival, where nature provides the soundtrack and the leafy surrounds an ever-changing, seasonal watercolour backdrop.

A WARM WELCOME

Open the grand, stable door and step inside onto the Italian ceramic tiles of the spacious entrance hall, which, warmed by underfloor heating, flow throughout the downstairs. Throughout, a motif of modern grey and white mingles with the original features, carefully retained during the full renovation works, which saw the replacement of the roof, electrics, bathrooms, kitchen and several floors inside and out.

An original door on the left opens to the sitting room, furnished with its original open fireplace housed in its Victorian surround, and solid wood flooring underfoot. Spacious and inviting, refreshing blue tones mingle with the warmth of the honeyed flooring for a sophisticated, peaceful feel.





ROOM TO UNWIND

Across the entrance hall, on the right, make your way through to the warm and welcoming lounge, where original wood flooring extends underfoot, balanced by cool grey contemporary shades to the walls, and where alcoves to either side of the open fireplace have been cleverly fitted with shelving and storage. Spacious and with exposed beams above, views extend from the window out over the acre of garden and wildlife pond.

Sneak a peek at the utility room next door on the right, tiled underfoot and plumbed for washing machine and dryer and offering plenty of storage.



WINE & DINE

Directly ahead from the entrance hall, step through into the family kitchen dining room, the heart of the home. Rustic and welcoming, the exposed timber above combines mellifluously with the contemporary blue of the Shaker-style cabinetry, seamlessly blending classic design with modern convenience. A large central island serves as a sociable breakfast bar, with pendant lighting suspended above, and also accommodating an induction hob. Further appliances include an oven with warming drawer, sink, microwave, wine fridge and sink with boiling tap. There is also space for a freestanding American style fridge-freezer whilst the quartz worktops offer plenty of preparation space. The Aga cooker is attractively nestled into a feature, tiled inglenook, adding cosy cheer on chilly winter nights.





SAVOUR THE MOMENT

Softly lit by undercabinet and plinth lighting, the log-burning stove infuses warmth, nestled within a recess and beneath a large timber mantel. Opening up to a dining area at the rear, light flows in through French doors opening to the former farmyard, now a landscaped garden displaying a sunken firepit and seating area, as light also cascades down from the impressive glass ceiling above.

Moving back into the entrance hall, on the left, a door opens to a rear boot room, with cloakroom and WC, a handy everyday entrance and ideal for pets. Beneath the stairs, there is access down to the large cellar.



SOOTHE YOUR SENSES

Making your way up the first flight of stairs, emerge onto the first-floor landing, where refreshment awaits in the large family bathroom on the left.

The height of sophistication, this attractively tiled bathroom features painted beams above, adding intimacy, whilst the large, roll top bath with handheld showerhead attachment features an inset television above. There is also a large, beautifully tiled, walk-in shower with rainfall head and alcove shelving, alongside a vanity unit wash basin and WC.





BOUDOIR BLISS

Turning left out of the family bathroom, make your way into the enormous master suite. Dressed in demure shades of blush pink, this carpeted bedroom is light and spacious, with views out over the converted farm buildings to the side and the treetops beyond.

Freshen up in the sizeable ensuite, exquisitely designed and featuring a large, walk-in shower, twin wash basins with vanity unit storage and WC. This bedroom also benefits from its own private dressing room with storage and dressing table.

ROOM FOR ALL

To the left of the master bedroom is the second bedroom, where exposed beams overhead are painted a fresh white. Currently accommodating a single bed, there is plenty of room for a double bed.

A third double bedroom awaits next door, beam bedecked once more and with far reaching, south-facing views out over the garden to the wildlife pond. A superior sized double bedroom, with traditional style radiator, this room emanates warmth and welcome.

Pause and admire the far-reaching vistas from the end of the landing before sneaking a peek of a fourth bedroom on this first floor, another spacious, carpeted double bedroom decorated in an uplifting palette of sunflower yellow and soft grey. Wake up to see wildlife frequenting the garden and fields and visiting herons at the large pond.





VERSATILE SPACES

Stairs lead up once more to the second-floor landing, where the original chair rail extends along the wall and a door on the left opens to reveal a handy storage room - perfect for suitcases and seasonal decorations.

Also along the landing, discover a useful home office, whilst two large bedrooms offer pretty views out over the countryside and garden, each served by luxurious ensuite bathrooms, both with vanity unit wash basins, WCs and showers and one with its own elegant roll top bath.



ANNEXE LIVING

Separate from the main home is a detached annex, sublimely decorated and featuring a living room, separate kitchen, two double bedrooms and wet room shower room; ideal for dependent relatives or older children returning home from higher education.



“The home offers everything for children: they have a football pitch; two ponds; climbing trees; a camping area and ample patio for games or netball.”



OUTDOOR LIVING

Entertain with ease outdoors, where the gardens serve as additional rooms to the main home. To the rear, the landscaped garden contains a sunken seating area and firepit, perfect for those clear crisp evenings.

Relax and recline on the Indian stone terrace and sip a glass of wine whilst watching the wildlife in this peaceful and pleasant corner of countryside.

Extensive lawns and two large ponds are a haven for nature and add to the peaceful ambience of Poplar Grove Farm. Two large sheds offer ample storage, whilst a second annex currently serves as a gym and sauna with a bathroom and is ideal for business purposes.

On hazy sunny days, relax and dine at the slate table in front of the home, or mingle with friends at the bar area, beside the outbuildings.

In spring and summer enjoy the spectacular show of colour and scent provided by the mature wisteria to the front of the home.

The ultimate garden for families, enjoy summertime campouts at the bottom of the garden around a fire, sing songs, toast marshmallows, and make memories.

OUT & ABOUT

Perfectly poised between Ashton Hayes and Mouldsworth, all the amenities and convenience of these delightful Cheshire villages are close at hand, alongside easy access to your local pub, The Goshawk, around an 800m walk from the home. A little further afield, you can dine out at popular local restaurant Cornichon, in Tarvin, where there are also a number of handy shops.

Make the most of the countryside on your doorstep and head out into nearby Delamere Forest, where you can run the trails, walk the dog and enjoy a picnic. You can easily pick up the famous Sandstone Trail, which runs right past the home, whilst Manley Mere also makes for a fantastic day out in the summer.

Families are ideally situated at Poplar Grove Farm, with easy access to some of the finest schools in the region, including Tarporley High School and independent schools The Grange (Hartford), Abbeygate, and King's and Queen's in Chester. Extracurricular entertainment can be easily found close by, at a number of local attractions, including Chester Zoo, Blue Planet Aquarium, Cheshire Oaks, Vue cinema and Wild Shore.

Soak up the peace and tranquillity of rurality whilst retaining easy links to all the essentials, with a local Post Office and community shop available in nearby Ashton Hayes, a Tesco supermarket in Helsby and Sainsbury's in Chester. Closer to home, you can find a Co-op in the villages of Tarvin and Kelsall, whilst The Hollies Farm Shop is just a ten-minute drive away.

Commute with convenience; Poplar Grove Farm is within a ten-minute drive of the M56 with its links to Manchester and Liverpool, and just a short walk to the train station at Mouldsworth which is on the Chester to Manchester line.

A home lovingly transformed and sculpted into the ideal family home; spacious, versatile and charismatic, Poplar Grove Farm is an enchanting and idyllic home for a growing family who love entertaining and the outdoors. So much more than just a home, Poplar Grove Farm is a piece of local history, designed to be loved and lived in, and cherished ready for the next generation to come.



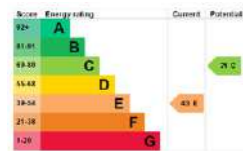
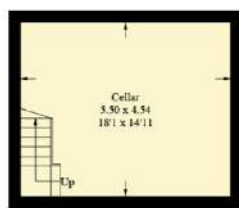
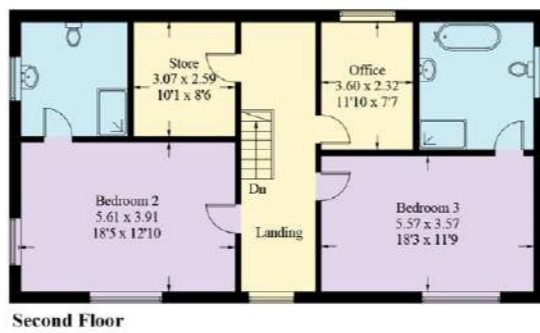
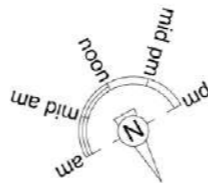
"We have lovingly transformed everything about this house it's [now] time for someone else to enjoy all of its space and charms."



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Approximate Gross Internal Area = 505.6 sq m / 5,442 sq ft



FREEHOLD

- Council Tax Band E
- Annex
- Oil Central heating
- Underfloor heating on ground floor and bathrooms
- Water Treatment Plant installed in 2022
- 5 miles to Chester
- 3 Miles to Tarvin



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Ashton Heyes
Community Shop



HAIRDRESSERS:
Mouldsworth Whistles



WALK:
Sandstone Trail



DINNER:
Cornichon In tarvin



DAY OUT WITH
THE CHILDREN:
Wild Shore Delamere



SCHOOL:
Ashton Heyes Primary or
Tarporley High School

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 1027232)



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MOULDSWORTH

presented by

CURRANS

unique homes



WHAT3WORDS: [tuxedos.toolbar.hologram](https://www.what3words.com/tuxedos.toolbar.hologram)

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BOOK A VIEWING