



CHAMBERLAIN
BARN
Stapleford

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ACCESSIBLE OASIS

On the fringe of Chester, nestled in the Cheshire countryside yet retaining convenient links to the cities and airports, discover the characterful and sophisticated delights of Chamberlain Barn.

Rural, yet not remote, Chamberlain Barn is peacefully set back from Ryecroft Lane, through an electric gated entrance with intercom, keypad and fob, at the end of a long gravel driveway. Nestled behind lawn bordered by low hedging, captivating countryside views over the Cheshire plains reveal themselves instantly upon arrival, belying this peaceful home's close proximity to local schools, shops and amenities.

Just two years old, this sublime barn conversion home retains its characterful feel whilst offering all the comforts of contemporary living.

With ample parking for more than seven cars, alongside a double garage with electric door and EVC point, there is plenty of space for visitors and guests.

WOW FACTOR ENTRANCE

Make your way in through the main door, arriving at a spacious entrance hall, where the impressive central staircase conceals a bespoke, glass fronted wine store replete with wine fridge. Karndean style flooring underfoot is warmed by underfloor heating. Stash your coats and shoes in the bespoke cupboards, discreetly positioned to either side of the front door, before sneaking a peek through the oak door on the right.





VERSATILE SPACES

Relax and unwind with family in the cinema room, where a media unit and wall mounted cinema system feature alongside views out over the countryside through the large window. Beyond the cinema room is a handy office. Fitted with plumbing, this room could be transformed into an ensuite, should you wish to utilise the cinema room as an accessible ground floor bedroom, perhaps for a relative with mobility requirements.

Also accessible off the entrance hall is a downstairs WC, furnished with wash basin, LED mirror and heated towel radiator.

Continuing along the right-hand side of the staircase, arrive at the distinguished study, where a large fireplace with stone hearth adds character. Fitted storage to either side of the fireplace is handy, with a large window looking out over the garden and countryside. Carpeted underfoot, underfloor heating flows throughout the ground floor.

ACCESSIBLE LIVING

At the end of the entrance hall, private and peaceful, find the enormous guest bedroom with dressing room. Plushly carpeted underfoot, with picturesque views out over the garden and fields, this bedroom also features a spacious ensuite. Tiled underfoot and part tiled to the walls, this room features a bath with showerhead attachment, alongside a corner shower, vanity unit wash basin with LED mirror over and WC. There is also fitted storage.

Moving along, a spacious utility room provides a practical space for the washer and dryer, furnished with cabinet storage, worktop space and a sink. Leading off from the utility room is a beautifully finished boot room, with anthracite grey painted panelling to the walls, bench seating, cloaks storage, hanging space for coats and dedicated shoe and boot storage. With direct access outside, the boot room is an ideal everyday entrance when returning home from winter walks in the local countryside.





RELAX & UNWIND

Double doors open from the entrance hall to the lavishly sized, formal sitting room. Carpeted underfoot, with a stunning inset, glass-fronted electric fire, bifolding doors open to the patio, framing far reaching views out over the Cheshire countryside.

FEAST YOUR EYES

The hub of the home, to the immediate left of the main entrance, feast your eyes on the capacious kitchen-dining-living room. Ahead, a snug lounge area connects directly with the garden via bifolding doors, whilst the room opens up to the left revealing a stunning kitchen with substantially sized central island-breakfast bar, topped in quartz and containing pop-out sockets. Handleless drawers and cabinets provide a plethora of storage.

Under-cabinet and plinth lighting create an ambient glow, perfect for setting the scene when entertaining, or settling down for a relaxing evening. Cook up a feast for family and friends, with Neff appliances including a bank of three ovens, dishwasher, inset sink with instant boiling tap, hob, extractor, fridge, freezer, microwave and warming drawer.

Gather around the dining table and savour the unrivalled, uninterrupted views out over the fields as far as the eye can see.





REST & REFRESH

Take the stunning central staircase up to the gallery landing, where light showers down from the large Velux window in the double height ceiling above.

Make your way through to the first of the guest bedrooms, nestled beneath the sloping ceiling and with eaves storage alongside its own private ensuite containing walk-in shower, vanity unit wash basin and WC. Opening up from this bedroom is a large storage room, ideal for suitcases, Christmas decorations and more.



Returning to the large, light-filled landing, a set of French doors open to a decked balcony, offering panoramic views over the Cheshire countryside and Welsh hills, before sneaking a peek at the luxurious family bathroom. Tiled underfoot, and part tiled to the walls, a large walk-in shower is accompanied by a wall mounted vanity unit wash basin, beneath an LED sensor mirror, WC and heated towel radiator. Soak away the aches in the large bath, with showerhead attachment. Underfloor heating warms the room.

Turning right, a spacious bedroom can easily accommodate a king-size bed, with deep eaves storage nestled beneath a trio of large Velux windows, with electric blackout blinds, controllable from a switch beside the bed. This bedroom also features air-conditioning.





ROOM WITH A VIEW

Along the landing, another capacious bedroom featuring air conditioning and deep eaves storage affords far reaching views over the Welsh hills through a trio of Velux windows.

Accessed via a bounteous dressing room with fitted, sliding door wardrobes, discover the master bedroom. Brimming with fitted storage, including a dressing table perfectly illuminated by the large Velux window above, the dressing room opens to the master bedroom, an immense space, with serene views out over the surrounding landscape.

An obscured glass door opens into the ensuite, tiled underfoot and to the walls in a concurrent motif to the previous bathrooms. Substantially sized, and pristine, twin wash basins feature storage beneath, with a large shower, heated towel radiator, separate bath with showerhead attachment and illuminated alcove shelving. Soak away your cares and ease into the weekend from this boutique chic ensuite.

GARDEN OASIS

Outside, soak up the sublime sunsets from the garden, where the large patio is accessible from many of the indoor rooms, ideal for gatherings and balmy summer evenings.

Swathes of lush green lawn are perfect for children and pets, whilst there is also an outdoor office with its own cloakroom containing wash basin and WC. Ideal as a home office, it could also be a hobby room or even gym.





OUT & ABOUT

With Beeston Castle visible from the home, why not make the ascent yourself and look back in the direction of Chamberlain Barn?

Walks abound on the doorstep, weaving through the fields and woodland, whilst the shopping delights, nightclubs, bars and cultural highlights of Chester are only ten minutes from the door. Enjoy a day at the races at The Roodee, or head to Oulton Park for a spot of motor racing.

Local shops are also available close by, with Tarvin a four-minute drive away and Tarporley, with its vintage stores, gift shops, and clothing boutiques, recently named by The Times as one of the best places to live in 2023 and described as having 'all of the charm of the Cotswolds', only eight minutes from the door.

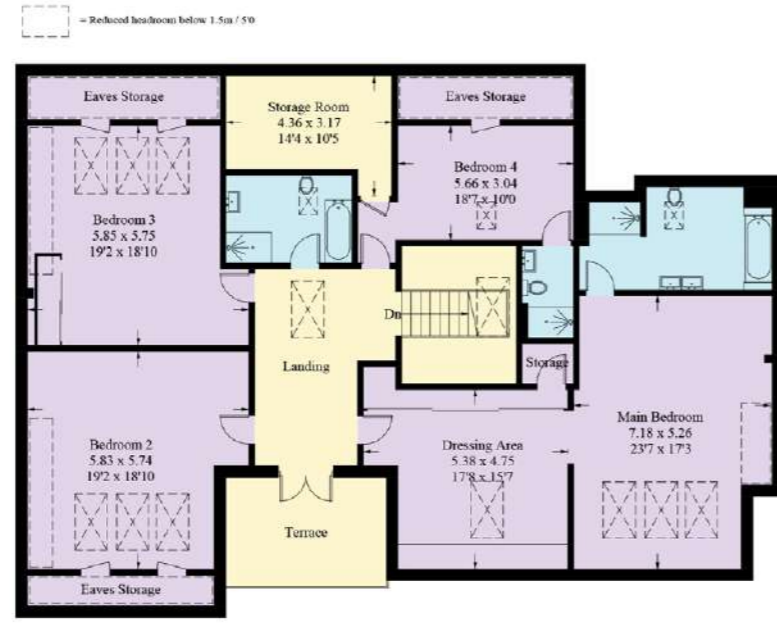
Families are perfectly positioned within easy reach of a number of prestigious local independent schools including King's School and Queen's School in Chester and The Grange School in Hartford.

Commute with convenience, with Chester Station's big city links just an 11-minute car ride away. By road, Manchester Airport is just a 30-minute commute away, for international travel.

Approximate Gross Internal Area = 506.3 sq m / 5450 sq ft
 (Excluding Eaves Storage / Terrace)
 Double Garage / Office = 55.2 sq m / 594 sq ft
 Total = 561.5 sq m / 6044 sq ft



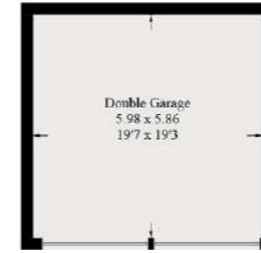
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1028665)



FINER DETAILS

- Converted hay barn
- Completed in 2021
- Views of Welsh hills and across to Waverton Church
- Air source heat pump
- Underfloor heating on ground floor & ensuite to master bedroom
- Wine store
- CCTV
- Electric gates with intercom
- Electric black out blinds solar powered
- Tesla charging point and EV charging point
- Double detached garage
- Office room / annex

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK: The Co-op in Tarvin High Street



WALK: Sandstone Trail, Peckforton Forest & Beaston Castle



SPA: Garden Park Spa



DAY OUT WITH THE CHILDREN: Cholmondeley Castle Gardens



DINNER: The Pheasant, Burwardsley



SCHOOL: Kings Chester Juniors & Seniors



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