PECKMILL BARN

Davenham — *Est 1892*

RURAL RETREAT

Swap city pace for a rural retreat, without compromising on contemporary conveniences, at Peckmill Barn, Davenham.

Originally part of Peckmill Farm, Peckmill Barn, tucked off London Road, is steeped in history and mystique. Referred to in the Doomsday Book, there are also rumours of its role in salt smuggling. Once part of the distinguished Bostock Hall Country Estate, sweep along the driveway, where Peckmill Barn is set upon 1.25 acres of land.

Spy the bullseye window in the north gable end, set beneath a datestone reading 1892. Park up, there is ample space for four or more cars in front of the large, double garage.

Beginning its transformation from working barn to contemporary family home in the 1970s, Peckmill Barn has moved with the times, always with versatility and potential for growth at its centre. Step inside to discover more…

"We designed the garage to be used as an extension to the property with the potential to develop above."

Welcome home. The sight of exposed timber beams within the whitewashed ceiling and walls instantly captures the mood, continuing straight through to the right and into the heart of the home.

Light serenades the open-plan lounge-kitchen-diner, with French doors opening out onto a terrace. Watch as the wildlife puts on a show outside, from scampering rabbits to a litany of birds. Enjoy morning coffee on the terrace listening to their song.

Carpeted and cosy in the lounge, hunker down in front of the open fire set within its stone surround, the warmth of the exposed wooden timbers above counterbalanced by the crisp white walls.

WATCH THE WILDLIFE

Ceramic tiles replace the carpet, moving through into the kitchen-diner, a harmonious blend of rustic country kitchen and contemporary chic. Complementary cream and mocha splashback tiles coat the walls, with cream cupboard units and oak countertops; plenty of storage and preparation space. Integrated appliances include a Zanussi electric double oven, gas hob with wok burner, extractor hood, dishwasher, washing machine and tumble dryer.

A WARM WELCOME

Working from home has never been so easy… returning to the entrance hall, discover the office directly ahead from the front entrance. Overlooking the garden to the west side of the barn, sequester yourself away for a morning's work with no passing traffic or distractions, save for the occasional scampering squirrel.

Turn left to discover a versatile room, currently serving as an accessible ground floor double bedroom.

Light streams in through a full height window, formerly an external door, creating a bright and cheerful space. Should you not require a bedroom, consider its use as a cosy snug or television room or even a playroom for the children. The wall between the hall and bedroom is not load bearing, presenting the potential to expand the area into a separate dining hall perhaps. The possibilities at Peckmill Barn are endless.

Across the way, freshen up in the handy downstairs shower room, fitted with power shower, wash basin, WC and heated towel rail.

When rest and retreat call, take the staircase up from the entrance hall, admiring the exposed red brick and smooth alabaster plaster, to discover the finest views in the home.

Emerge onto the landing, where ahead a wall of glass frames glorious views out over the garden. But first, turn right, and discover the master bedroom.

Carpet coats the floor beneath the tall, vaulted ceiling, coated in treacle toned beams. Spacious and bright, a wall of built-in wardrobes provides substantial storage space. But it is the French doors opening out onto a capacious roof terrace that steals the scene with far reaching vistas across the garden and fields. Enjoy a night cap at the bistro table, watching the sky put on its sunset show of ruby red and indigo.

Designed around the roof trusses, the glazed landing balcony is an architectural highlight of Peckmill Barn, as delightful to look in at as it is to gaze out from.

A room in its own right, enjoy the outdoors whatever the weather and pull up a chair or a recliner and enjoy chatter with friends from this elevated vantage point.

FAR REACHING VIEWS

Refresh and revive in the bathroom, where you can soak in the bath beneath the light flowing in through the Velux window. Or enjoy a morning spritz in the separate shower. There is also a WC and wash basin, while tiling and trusses decorate the walls.

TIMBERS AND TRUSSES

Turning left from the top of the stairs, open the door with the ornate stained-glass window to discover another double bedroom, brimming with character.
Where once was the access point to the hayloft, there is now a Juliet balcony, drawing in the daylight and adding a romantic charm to the bedroom.
Timbers and trusses adorn the apex ceiling, their rusticity celebrated by the suspended chandelier. Built-in double wardrobes provide plentiful storage for clothes, games, toys and more.

SWEET SLUMBER

Located to the north end of the barn, discover a fourth bedroom, cozily carpeted in grey and with characterful features of its own including a stained-glass bullseye window and a low skylight offering views out over the garden. Spacious, warm and welcoming; this bedroom also benefits from its own ensuite with underfloor heating, shower, WC and wash basin. With three utterly unique and distinctive bedrooms to choose from, which will you make your master?

"THE GARDEN IN BLOOM IS A BLAZE OF COLOUR"

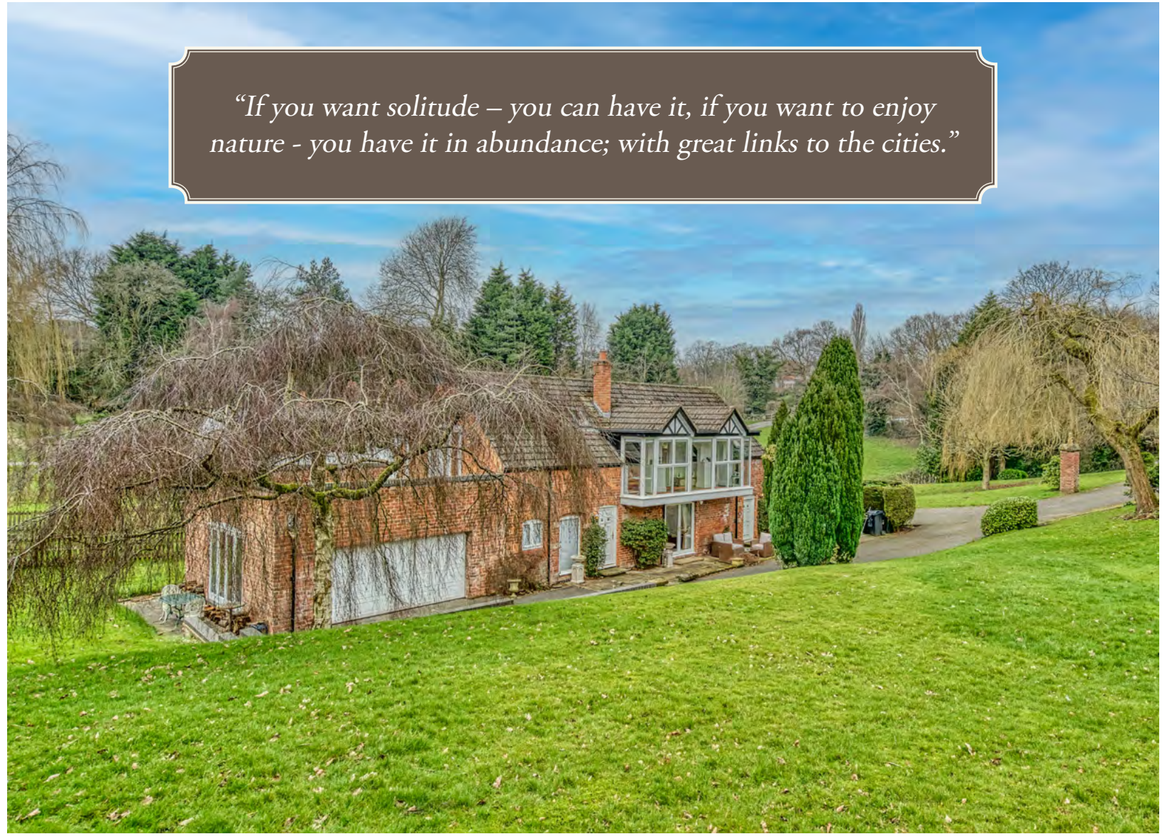
Windows feature prominently throughout Peckmill Barn both upstairs and downstairs, blurring the boundaries between the indoors and 1.25 acres of garden and paddock beyond.

Step outside and explore. Low maintenance for the most part, the land is mainly laid to lawn, with neatly trimmed hedges ensuring your privacy.

With space to reinstate a stable, the grounds here would be ideal for horses, having hosted them in the past, alongside chickens. Perfect for those looking to try their hand at a self-sufficient, grow-your-own rural lifestyle.

Formal gardens to the east rise up a steep bank towards farmland across from the glass balcony, filled with flowers and colour in the springtime.

The garage, fully powered, was designed with the potential for extension and expansion in mind. Should you need accommodation for a dependent relative, there is real potential to develop into the garage and up. Peckmill Barn is a home you can adapt to your individual needs.



"If you want solitude – you can have it, if you want to enjoy nature - you have it in abundance; with great links to the cities."

THE GREAT OUTDOORS

Surrounded by countryside, walks and rurality, pull on your walking boots and explore.

Walk up a thirst and head for The Hayhurst Arms in Bostock, less than half a mile away.

Or walk along the canal and river footpaths which can be found all around Davenham.

Head in the opposite direction to discover the Bull's Head, a friendly local within 20 minutes' walk.

Davenham is full of handy shops and takeaways, with a Spar shop at the local petrol station and a number of shops and supermarkets available in Northwich, only a couple of miles away, including Waitrose, Tesco, Sainsbury's and Lidl.

Families are well placed, in the catchment for a number of good local comprehensive schools, with access to a number of independent schools and nearby Sir John Deane's Sixth Form College.

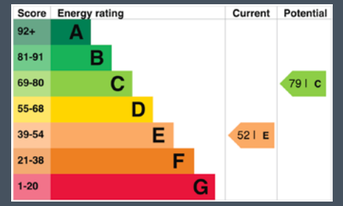
Those commuting are equally well served, with Northwich station connecting you to Manchester and Liverpool via Chester. Only 20 minutes away from Crewe by rail, London is also a convenient commute away.

For a family home with versatility, so much scope for home working, a home with a rural heart and contemporary touches, Peckmill Barn is a home with a big imagination.

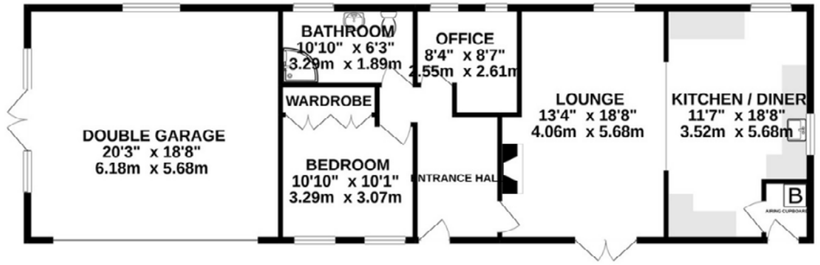
Secluded yet accessible, stylish yet true to its heritage. Book your viewing for Peckmill Barn today.

SPECIFICATIONS

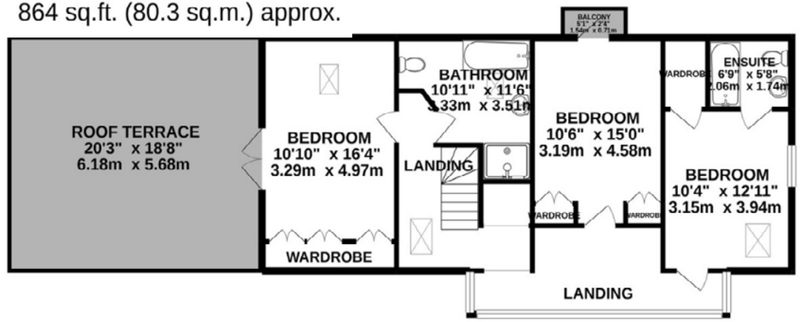
- Edge of village location
- Set in approximately 1.25 acres of mature gardens
- Originally dating back to 1892
- Cheshire brick barn conversion
- Walking distance to good local pubs and eateries



GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



1ST FLOOR
864 sq.ft. (80.3 sq.m.) approx.



Total Floor Area: 2033 sq. ft. (189 sq. m.) approx.

Total Floor Area (excluding detached double garage): 1651 sq. ft. (153 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan contained here, all measurements (including the placement of windows and doors) are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is intended for illustrative purposes only, and should be used as such by any potential purchaser.
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STOREYS

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