



1 Bulkeley Grange Barns Wrexham Road, Bulkeley

£490,000 Freehold

This beautifully presented three-bedroom barn conversion sits within an exclusive red-brick courtyard in the idyllic Cheshire countryside. • The home offers spacious and versatile living, including a bright kitchen/diner with island, cosy living room with log burner, and a separate study. • There are three well-proportioned bedrooms, including a generous principal suite with ensuite and a second bedroom with fitted wardrobes. • The property features a private low-maintenance garden, additional land opportunity, plus a garage and ample driveway parking. • Enjoy peaceful rural living in Bulkeley with excellent access to nearby villages and the historic city of Chester.



A beautifully appointed three-bedroom barn conversion forming part of an exclusive courtyard development in the heart of the Cheshire countryside, where rolling green fields and open skies create a truly idyllic setting.

Approached via a sweeping driveway, the property sits within an attractive collection of traditional red-brick barns arranged around a generous gravel courtyard, offering a wonderful sense of space, privacy, and rural charm. The setting feels peaceful and secluded, yet remains well-connected to nearby amenities.

Stepping inside, you are welcomed by a spacious and inviting entrance hall, with useful storage neatly tucked beneath the staircase. The ground floor has been thoughtfully designed for modern living, featuring a versatile study—perfect for those working from home or in need of a quiet retreat. A well-equipped utility room provides additional storage and dedicated laundry space, ensuring the main living areas remain uncluttered, while a conveniently positioned WC adds everyday practicality.

At the heart of the home lies the impressive kitchen/diner, a light-filled space enhanced by a striking window that draws in natural light and frames views of the surroundings. The room is both stylish and functional, boasting a central island, an array of fitted cupboards, and space for a dual oven and integrated dishwasher—ideal for everything from family meals to entertaining guests.

The living room is equally captivating, combining warmth and character with contemporary design. A feature log burner creates a cosy focal point, while a full expanse of glazing across the rear wall floods the room with light and provides a seamless connection to the garden beyond.

Upstairs, the sense of space continues. The principal bedroom is a generous double, complete with a private ensuite featuring a walk-in shower. Bedroom two is another spacious double, enhanced by a wall of built-in wardrobes offering excellent storage. Bedroom three is a comfortable single room, currently used as a playroom, but equally suited as a nursery or home office. The main bathroom is well-appointed with a bath, serving the remaining bedrooms.

Externally, the property benefits from a low-maintenance rear garden laid with stone, creating a private and tranquil space for outdoor seating and relaxation. Beyond this, there is an additional parcel of land currently in the process of being acquired, presenting an exciting opportunity to further extend the garden and enhance the outdoor space.

Further benefits include a designated garage and a driveway with ample parking for multiple vehicles.

This exceptional home effortlessly blends character features with modern comforts, all set within a picturesque countryside location—perfect for those seeking a peaceful lifestyle without compromise.

Location:

Bulkeley is a charming and sought-after rural village nestled within the Cheshire countryside, known for its unspoilt landscapes, rolling farmland, and peaceful atmosphere. Situated within the M14/BW corridor, the area offers the



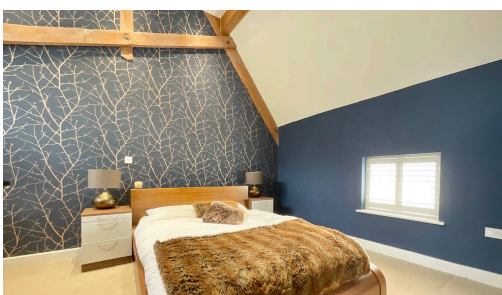
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Council Tax band: E

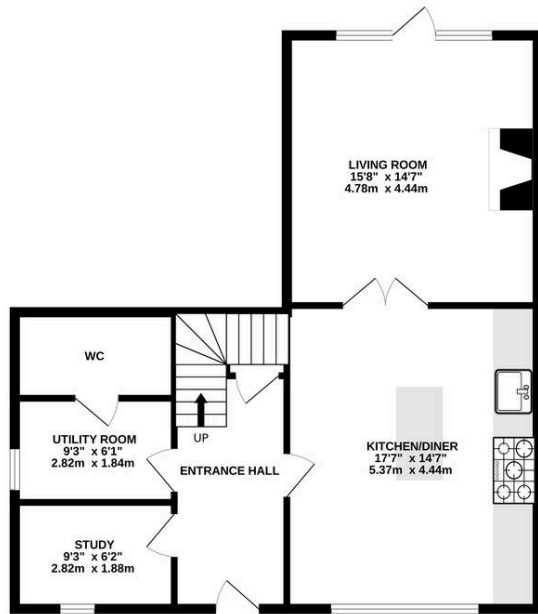
Tenure: Freehold

EPC Energy Efficiency Rating: C

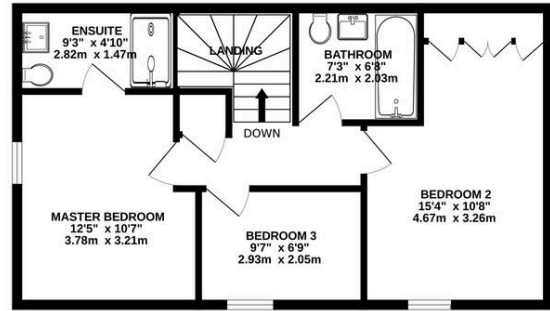
EPC Environmental Impact Rating: C



GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



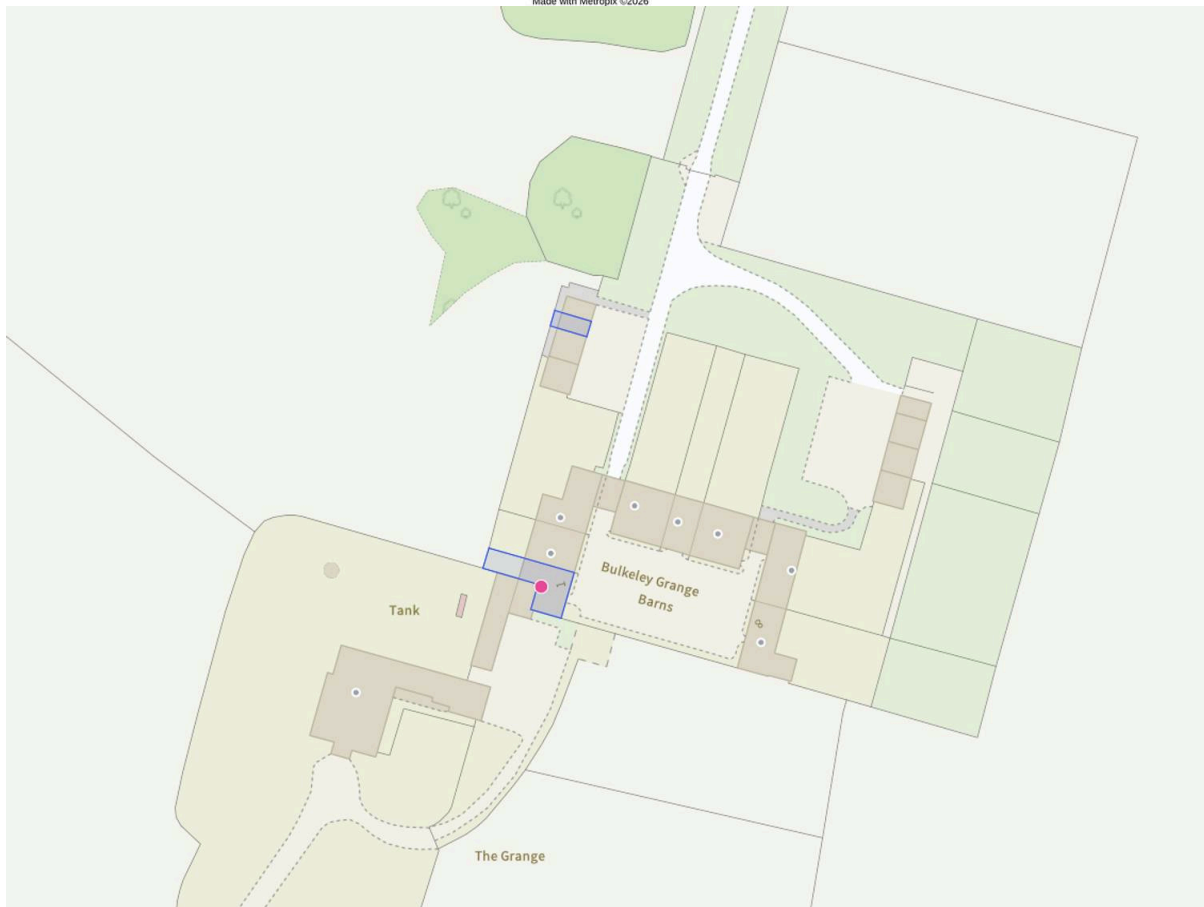
1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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