



(04-12447 - WorkSharp brochure: BelleAir Farm)

(Front cover)

BelleAir Farm, Kingsley

**Six exclusive four-bedroom
barn conversions
at the heart of rural Cheshire**

‘A new leaf in country living’

“Discerning buyers will recognise right away that BelleAir Farm is a development beyond the ordinary.”

With six individually-designed barn conversions set amid acres of rolling Cheshire farmland, BelleAir Farm combines rural tranquillity with all the trappings of contemporary living.

Winning architectural flair begins with the boldness of a concept which sets down premium quality homes in a timeless rural landscape and continues into the finest practical details which make everyday living a joy.

Imagination is tempered only by a desire to remain true to the original barn concept. So the exceptionally-appointed modern interiors benefit hugely from the interplay of traditional touches, whilst the 'new look' rustic integrity of the barn exteriors sits perfectly in surroundings of outstanding natural beauty.

The sense of space and exclusivity will always be a keynote of life at BelleAir farm. And yet, for those who choose, a sense of community will also be an option. In addition, seven acres of land shared between each of the properties will open up lifestyle opportunities limited only by the residents' imagination.

'BelleAir Farm – A new leaf in country living'

“Discovering the richness of Cheshire life is one of the rewards of choosing BelleAir Farm as your home”

Imagine a wonderful country home that opened doors to endless attractions and activities, many on your doorstep, others within a short driving distance.

That's the appeal of BelleAir Farm, located a mile away from the charming village of Kingsley with its traditional pubs, fine parish church and the Lady Heyes Craft Centre, a former watering hole for horses of the gentry and now a thriving antiques and gift store.

Just two miles away is Delamere Forest Park, Cheshire's largest woodland and a haven for wildlife, walking and summer-time picnics. For motor-racing enthusiasts, Oulton Park is five miles away, whilst Cheshire's fine country houses like Arley Hall and Tatton Park make a memorable weekend diversion.

Some of the country's finest roads and motorways will whisk you to locations such as the historic city of Chester with its upmarket shopping and world-famous zoo. Cheshire Oaks Outlet Village – a Mecca for low-price designer labels – is just 20 minutes away, whilst

Liverpool and Manchester are within easy driving distance for a trip to the cinema, theatre or the dozens of other attractions of big city life.

'BelleAir Farm – A new leaf in country living'

“The barn restoration at BelleAir Farm was as much a labour of love as an exercise in creating the ultimate in understated country living”

Designing six distinctive homes that retained the integrity of the original barn structures – while introducing life-enhancing technology – was a challenge where emotions ran high.

Achieving the balance between restraint and innovation – both internally and externally – belies the passion which has gone into the BelleAir Farm development.

Re-cycled Cheshire brick and locally-sourced timbers set the scene as soon as you enter the site. Fittingly, where high quality wood is such a major building and design component, each of the six different house types has been named after an English tree.

'BelleAir Farm – A new leaf in country living'

“Blending traditional craftsmanship with modern technology sets BelleAir Farm apart as an outstanding contemporary development”

A major element in the restoration of BelleAir Farm was the retention, wherever possible, of all original roof trusses, beams and rafters.

This was enhanced by traditional woodworking skills to create hand-crafted feature staircases – including a spiral staircase in The Oak – galleries and balconies as well as hand-finished doors and window-frames.

Similar attention to detail can be found in the individually-designed, hand-made fitted kitchens by Johnson and Johnson which include granite work surfaces, feature lighting and a comprehensive range of fixtures by AEG. Likewise, luxurious ensuite bathrooms and shower-rooms are equipped to the highest standards, with options available for a sauna and steam room in the larger houses.

Unobtrusive, but integral to the BelleAir Farm lifestyle, are under-floor heating, audio systems and ‘Lutron’ mood lighting, whilst feature fireplaces and a variety of flooring types create their own complementary drama. By bringing together all these interior design elements in a unique combination of ways, each house design has a built-in flexibility and quality to appeal to a wide range of buyers.

‘BelleAir Farm – A new leaf in country living’

“The newly re-surfaced country lane leading to BelleAir Farm meanders through delightful countryside before opening onto this secluded rural paradise”

BelleAir Farm is an architect-designed conversion and restoration of original Cheshire farm buildings. Set in 12 acres – with 7 acres allocated for the recreational use of residents – all six homes have their own detached garages and/or car-ports. The entire site area is fully landscaped, and driveways have a mix of tarmac and block paving. Feature lighting throughout the site includes automatic light sensors on individual pathways. Each home comes with a 10-year NHBC Guarantee.

Notable site features:

- The Oak has a hand-crafted spiral staircase plus a 'designer oak tree' running through a central void from floor to roof height.
- For those with equestrian interests, The Elm comes with its own one-acre paddock.

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http://www.buzzwords.ltd.uk/property_copywriter.htm