



# BARONS GATE

CHESHIRE



BARON'S GATE, MILL LANE, BULKELEY SY14 8BL





  
**BARONS GATE**  
CHESHIRE

AN EXCLUSIVE DEVELOPMENT OF 13  
PREMIUM FAMILY HOMES SET IN THE  
HEART OF THE CHESHIRE COUNTRYSIDE

# LUXURY

## COUNTRY LIVING

Baron's Gate occupies an enviable location in the heart of the medieval village of Bulkeley, in the South West of Cheshire near the Shropshire border. It sits centrally within a network of nearby towns and cities including Nantwich, Whitchurch, Winsford, Crewe, Wrexham and Chester, all of which are situated within a 12 mile radius of Baron's Gate. Manchester city centre is 33 miles to the North East. Bulkeley has a parish church, corner shops and popular country pub. Historic listed building Bulkeley Hall, a three story mansion dating back to the mid-eighteenth century, lies on the outskirts of the village.

The surrounding countryside is peppered with other medieval villages such as Malpas, which is the postcode town Bulkeley lies under, and where the nearest high school and primary school are situated, approximately a 12 minute drive away. At Baron's Gate you are spoiled for day trips with the kids: visit nearby Cholmondeley Castle Gardens, or discover the magic of Bewilderwood – both within a 10 minute drive from home. Equally close, Beeston Castle and Woodland Park is perfect for family climbing adventures and a little further afield (17 min drive) is Cotebrook Shire Horse Centre - a family friendly farm for everyone to enjoy. For anyone who wants the ultimate grass roots farm fun day out, the infamous Crocky Trail is only 20 mins away.

The development itself has been designed with luxury family life at its core – generous plot sizes encompass large gardens backing onto woodland and fields, allowing for the outdoors to be connected to the inside wherever possible via French doors and patios.



## A LOCATION STEEPED IN

# HISTORY

Bulkeley lies at the foot of Bulkeley Hill, which forms the southern end of Peckforton Hills. This area is owned entirely by the National Trust and its wooded slopes include 12 acres of semi-natural ancient woodland. The hill has been designated a county site of biological importance for its woodland and grassland habitats. As a result, the views from Baron's Gate are stunning. It is the ideal location for nature lovers and anyone who wants to escape the stresses and strains of city life, whilst still being within easy reach of a wide network of local towns providing a wealth of amenities such as shops, bars, restaurants, leisure centres and entertainment.

The historic city of Chester is less than half an hour's drive from Baron's Gate. Dating back almost two millennia, Chester was founded as a fort by the Romans in AD79. Nowadays it is one of Britain's visitor hotspots, having the most complete city walls, the oldest racecourse and the largest Roman Amphitheatre in Britain. It is also famous for its 1000 year old Cathedral and the unique 700 year old town centre distinguished by Tudor half-timber buildings, which nowadays house high street retail shops and a vibrant café culture where outdoor dining and people watching go hand in hand. Every corner turned opens out onto a picture postcard setting, a stunning combination of beautifully-preserved ancient history and modern living.

The River Dee runs through Chester, where you can take a river boat trip through the heart of the city, or if a more energetic approach is your style, you could hire a canoe or kayak for the afternoon or join the Chester Canoe and Sailing Club. Chester offers a wealth of sports and social clubs for a full range of ages and has recently been named the most beautiful city in the world by a study conducted by Online Mortgage Advisor.





## THE DUCHESS

Plots 3, 4, 5, 8, 9 & 10

**4 bed, detached, integrated garage 129m<sup>2</sup>**

4 bedroom detached house set across 2 floors with 2 parking spaces and an integrated garage. Ground floor: open plan kitchen-dining area with patio leading out into the garden. Utility Room. Separate living room and WC.

First Floor: Four bedrooms, master bedroom is ensuite and a separate family bathroom.

## THE DUKE

Plots 6 & 7

**4 bed semi-detached, 118m<sup>2</sup>**

4 bedroom semi-detached house set across 2 floors with 3 parking spaces.

Ground floor: open plan kitchen-dining area with patio leading out into the garden. Separate living room and WC.

First Floor: Four bedrooms, two of them ensuite and a separate family bathroom.

## THE MARQUESS

Plots 11 & 12 – (Shared Ownership)

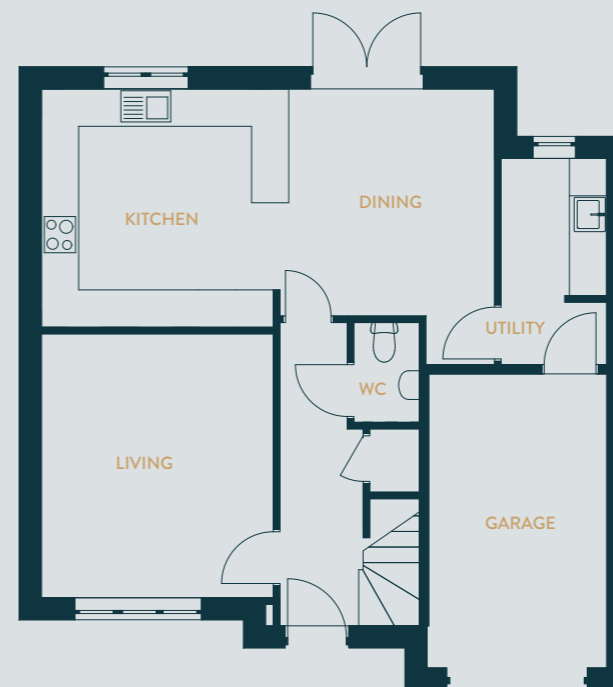
**3 bed detached - 85m<sup>2</sup>**

3 bedroom detached house set across 2 floors with two parking spaces.

Ground floor: open plan kitchen-dining area with French doors leading out into the garden. Separate living room and WC.

First Floor: Three bedrooms, one of them ensuite and a separate family bathroom.

# THE DUCHESS

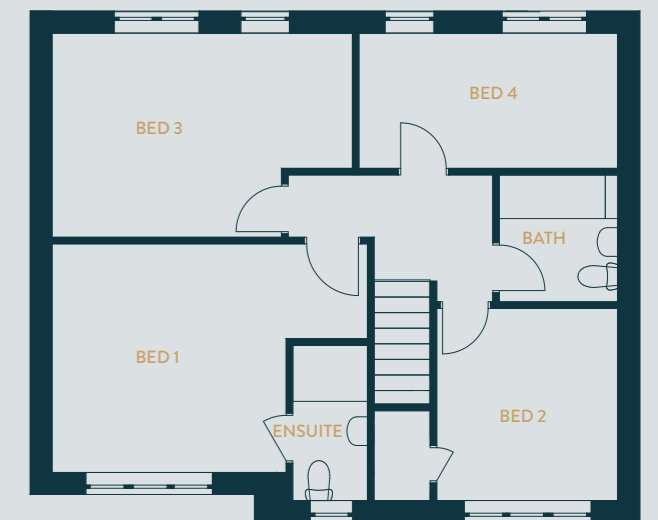


## GROUND FLOOR

**KITCHEN / DINING**  
7243mm x 3824mm

**LIVING**  
3723mm x 4233mm

**UTILITY**  
1695mm x 2201mm



## FIRST FLOOR

**BED 1**  
3753mm x 3691mm

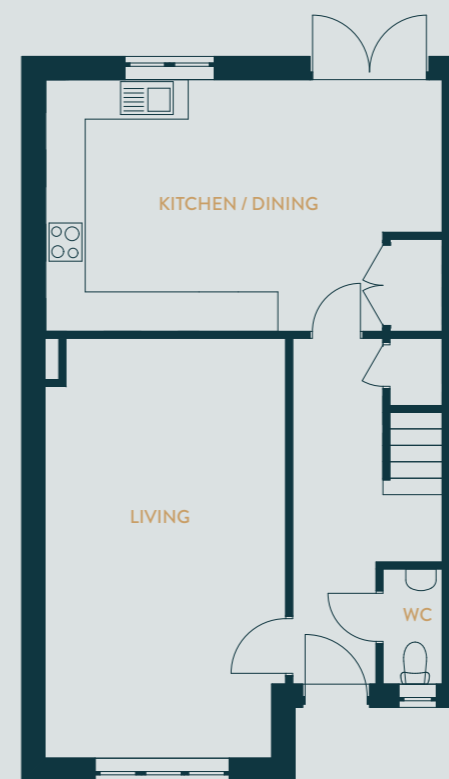
**BED 2**  
2904mm x 3082mm

**BED 3**  
4814mm x 3275mm

**BED 4**  
4152mm x 2270mm

**BATH**  
1900mm x 2-34mm

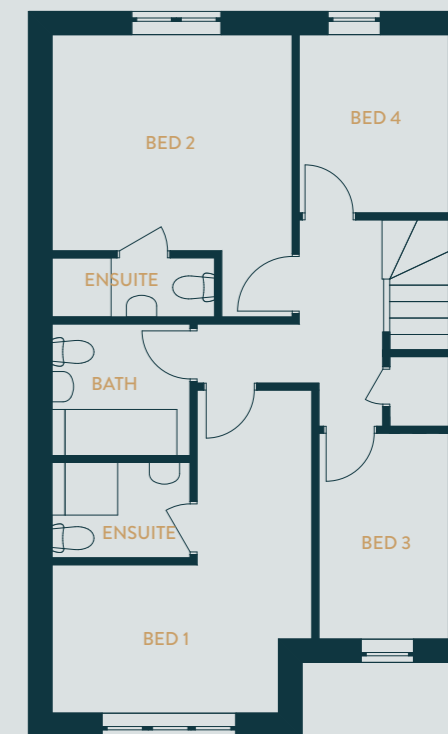
# THE DUKE



## GROUND FLOOR

**KITCHEN / DINING**  
5922mm x 3825mm

**LIVING**  
3657mm x 6380mm



## FIRST FLOOR

**BED 1**  
3652mm x 4910mm

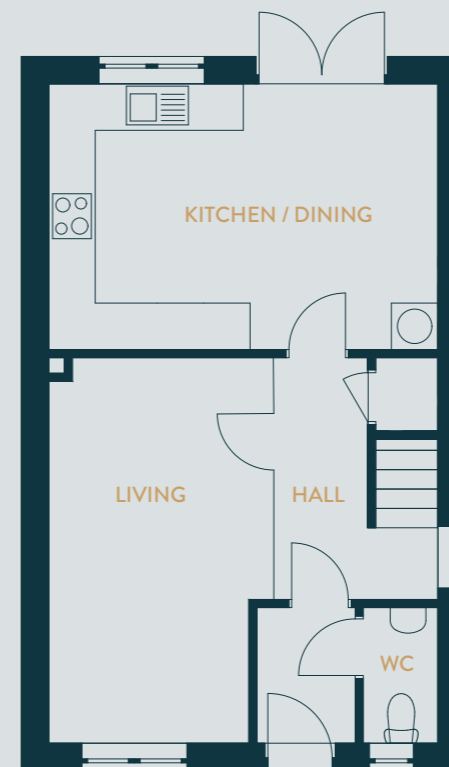
**BED 2**  
3652mm x 3285mm

**BED 3**  
1977mm x 3129mm

**BED 4**  
2277mm x 2709mm

**BATH**  
2100mm x 2000mm

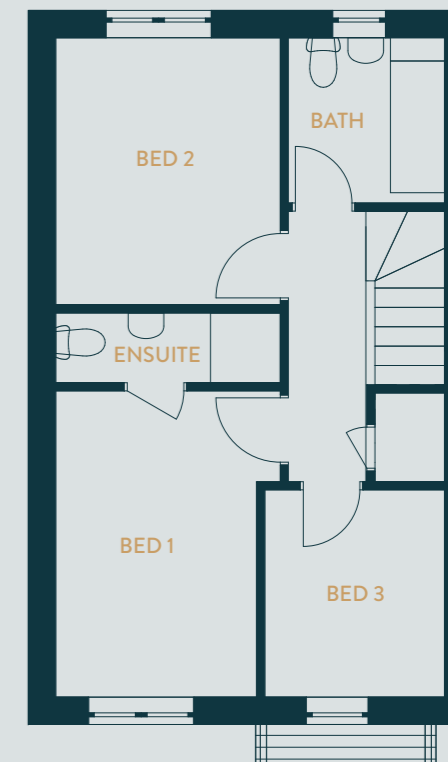
# THE MARQUESS



## GROUND FLOOR

**KITCHEN / DINING**  
5022mm x 3430mm

**LIVING**  
2905mm x 4750mm



## FIRST FLOOR

**BED 1**  
2595mm x 3946mm

**BED 2**  
2900mm x 3448mm

**BED 3**  
2322mm x 2675mm

**BATH**  
2017mm x 2333mm



# SPECIFICATIONS



## KITCHEN & UTILITY

Each home includes a stylish fitted kitchen with integrated stainless steel appliances

- Double oven w/ extractor hob
- Integrated washing machine
- Integrated dryer
- Integrated dishwasher
- Stainless steel 1 & ½ bowl sink & Strand tap
- Brushed steel switches and sockets
- LED pelmet and plinth lights
- Floor tiles

## INTERNAL FINISH

Each home fitted with a smoke/heat/carbon monoxide detector as per building regulations

- Internal walls and ceilings plasterboard with paint finish
- Electrical sockets in white curved profile finish
- Timber staircases in white satin finish
- LED spotlights to kitchens, bathrooms, WC and en-suites
- NHBC 10 year warranty

## BATHROOM & EN-SUITE

Each home includes a downstairs WC and en-suite\*

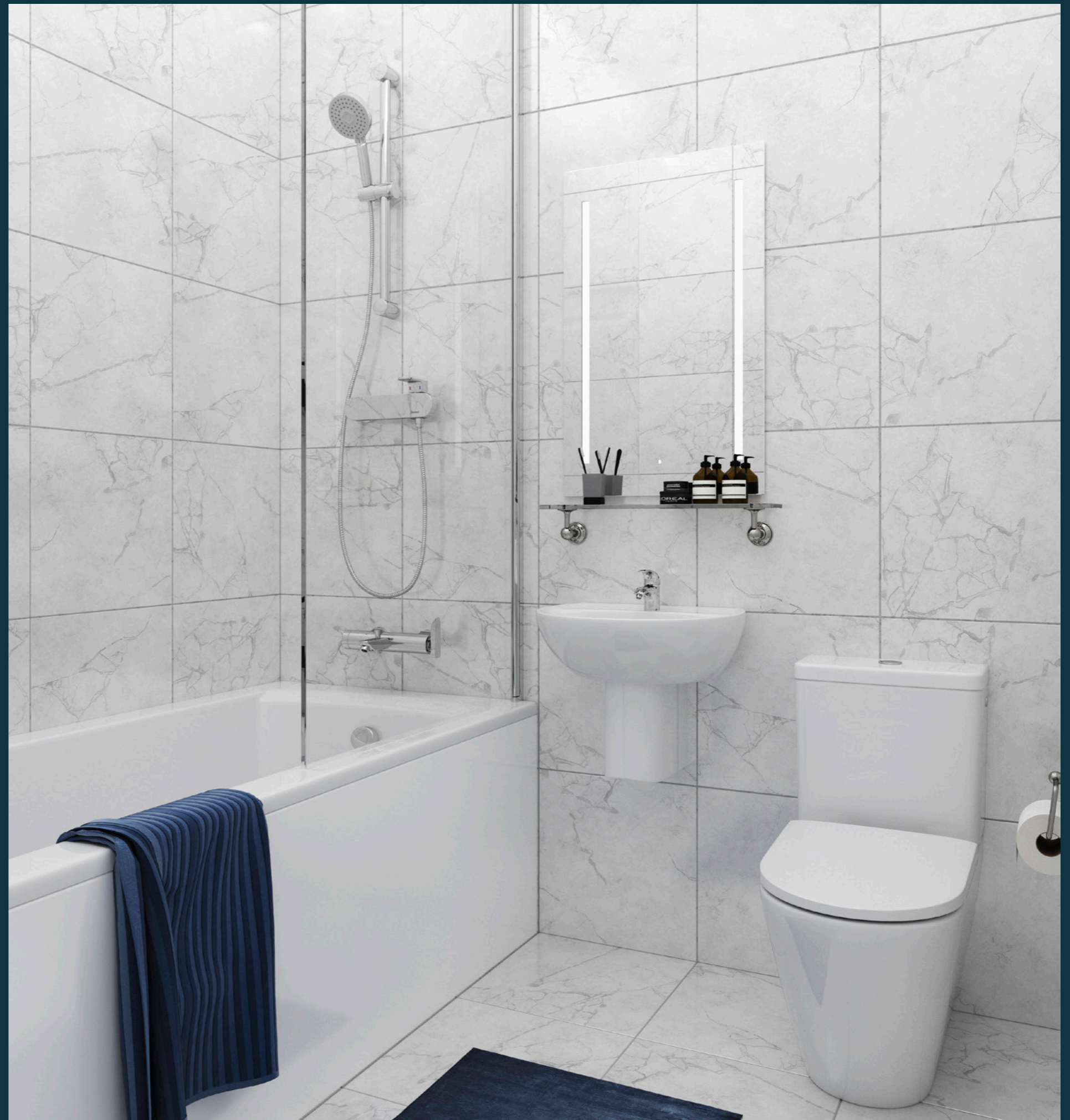
- Contemporary bathroom suite
- Vado bath taps
- Glass shower screen
- Vado phase basin mixer taps
- Thermostatic shower fitted above bath and to en-suite
- Slimline shower tray to en-suite

\*4 bedroom semi-detached includes additional en-suite

## EXTERNAL FINISH

Each home includes a FENSA 10 year guarantee

- Grafton Red Kingcourt brick w/ arched soffit detail and stone cills in cheshire stone
- Render to be 'K rend' or weber where applicable
- uPVC French style patio doors in white
- Double glazed windows w/ trickle vents in white
- Double glazed composite front door
- Hormann standard garage door
- Chrome stainless steel ironmongery
- Low energy entrance lighting to all external doors
- Block paving driveways



# TRAVEL

LIVERPOOL

MANCHESTER

CHESTER

WINSFORD



CREWE

NANTWICH

WREXHAM



**CAR** Baron's Gate is situated just off Mill Lane in Bulkeley, right by the A534 which connects the village to Chester (28mins) and the rest of Cheshire.

**BUS** The number 70 bus route connects Baron's Gate to Nantwich (27mins)

**AIR** Manchester Airport 35 miles, 52 mins  
Liverpool John Lennon Airport – 35 miles, 50 mins

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