



1 LEIGH VIEW BARNS  
CUDDINGTON





LEI



INTRODUCING



## 1 LEIGH VIEW BARNES CUDDINGTON

A flawlessly crafted barn conversion where refined design meets rural serenity across two floors, with uninterrupted countryside vistas and a private landscaped garden.

Behind electric gates and down a private drive fringed by mature hedging, Leigh View Barns stands as one of three bespoke conversions, yet it feels a world apart. Over 1,500 sq. ft of impeccably finished living space is arranged across two floors, with four double bedrooms, two reception areas, two beautifully appointed bathrooms and a guest cloakroom. Downstairs, underfloor heating complements porcelain wood-effect and stone-style tiles; upstairs, plush carpets and solid oak joinery lead you from room to room. Bespoke cabinetry throughout speaks to a build of rare calibre—one that invites you to simply move in and begin living.



## SECLUDED COUNTRYSIDE RETREAT

Pass through handsome sandstone pillars and electric gates to a sweeping drive. A broad paved terrace sits immediately in front of you, from which your eye is drawn over the lawn's neat expanse to pleached hedging, mature trees and onward to unbroken views of open fields. Sunlight dances across the grass by day; by dusk, subtle uplights set the red-brick barn aglow—ideal for alfresco gatherings or quiet evenings under the stars. A separate detached single garage building provides essential storage.









## EFFORTLESS ENTERTAINING

Enter into a spacious central hallway where Porcelain wood-look tiles underfoot guide you past a guest w.c adorned with stone-effect tiling and through to the heart of the home, an effortlessly stylish open-plan kitchen, and dining room unfolds, anchored by a waterfall-edge island in dove-grey lacquer set beneath a contemporary inset ceiling feature with suspended pendants. Stone-effect floor tiles flow throughout, while charcoal and ash-toned cabinetry conceals integrated appliances and delivers plentiful storage.

A well-appointed boot room beyond echoes the same attention to detail—marble-effect drainer surfaces and floor-to-ceiling cupboards keep everyday life beautifully ordered.





## MOVIE NIGHTS TO MORNING LIGHT

On the other side of the central hallway, a lounge awaits, centred on a bespoke, marble-topped media wall with integrated LED backlighting. Bi-fold doors stack away to merge interior comfort with the garden terrace









## REST. RELAX. RECOUPERATE.

A glass-balustrade oak staircase, bathed in light from a remote-controlled Velux window with integrated blinds, leads to a gallery landing hung with artwork beneath exposed oak beams. The principal suite is a study in elegance: plush carpeting, bespoke built-in furniture and a high sloping ceiling reveals a postcard-perfect country vista. Its ensuite is clad in oversized stone-style porcelain, with a walk-in shower and floating vanity.

Three further double bedrooms lead from the landing: one styled as a secondary sitting room, complete with floor-to-ceiling cabinetry and beams; two more, each enjoying leafy outlooks—one featuring its own run of bespoke fitted wardrobes. The family bathroom rivals any spa retreat, with marble-veined tiles, a freestanding bath, and a glass-framed rainfall shower.



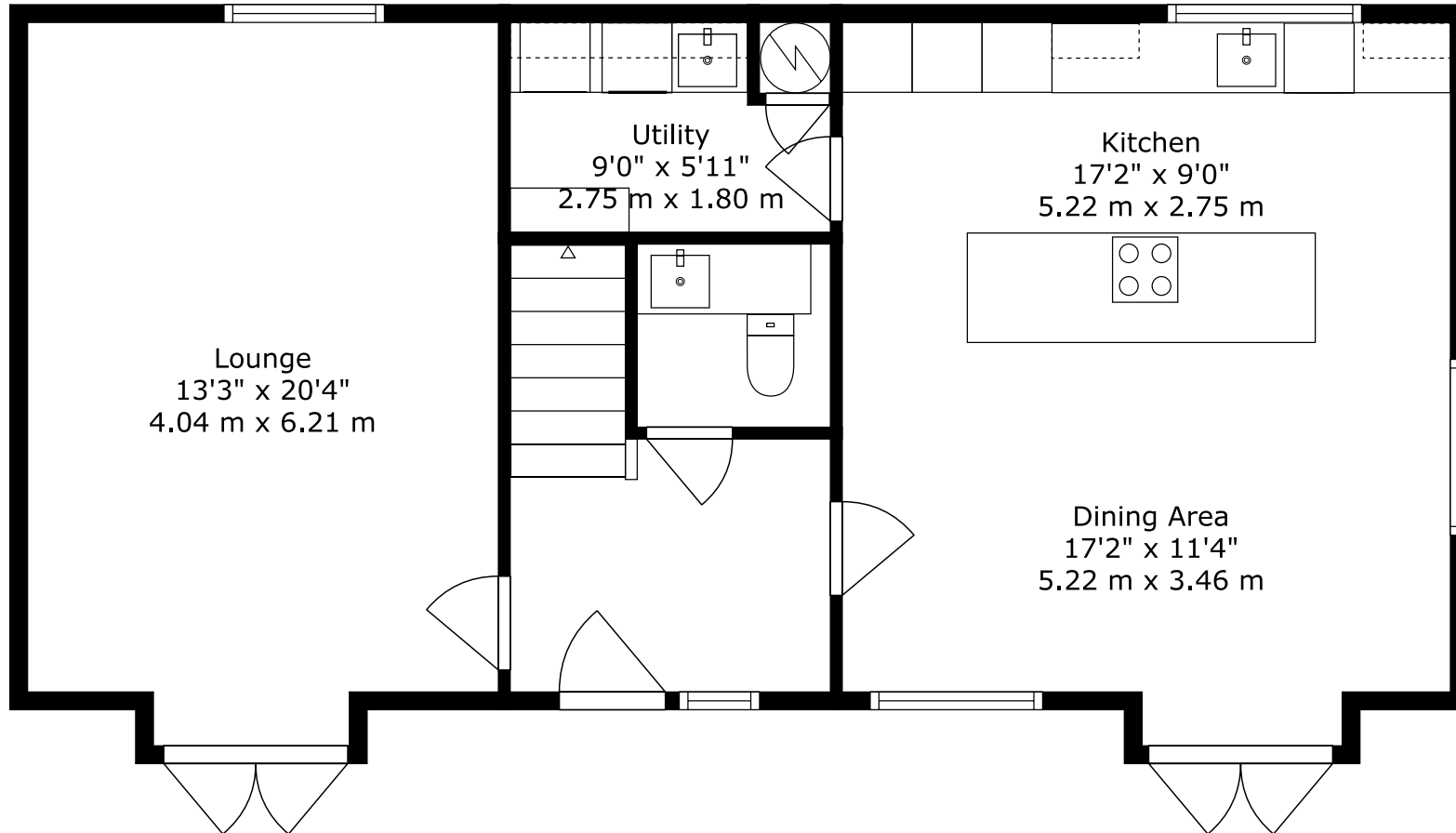




1 Leigh View Barns  
Cuddington Lane  
Cuddington  
Cheshire  
CW8 2WD

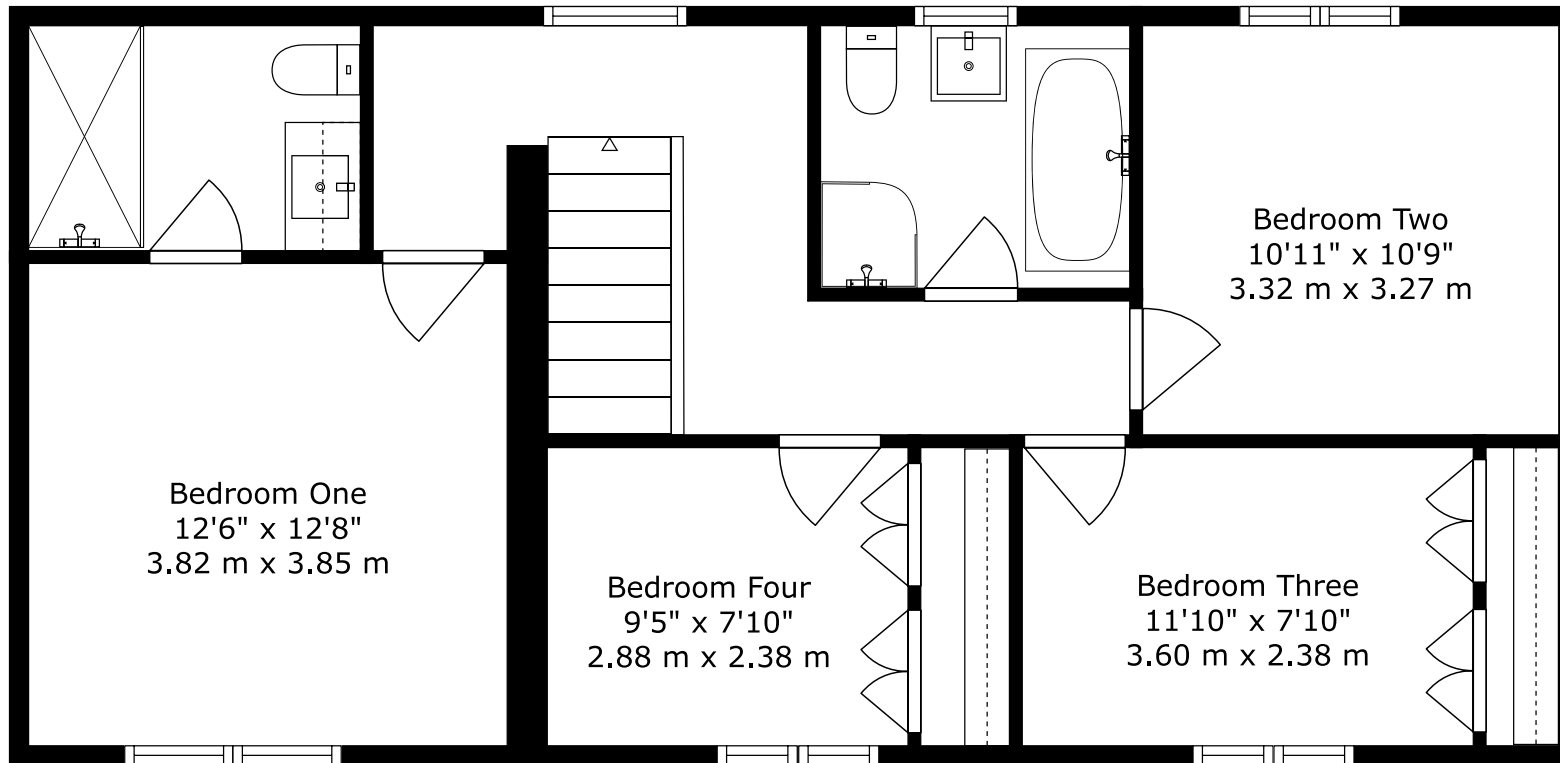
TOTAL: 1527 sq. ft 142m<sup>2</sup>  
Ground Floor: 772 sq. ft 72 m<sup>2</sup>  
First Floor: 755 sq. ft 70 m<sup>2</sup>

## GROUND FLOOR

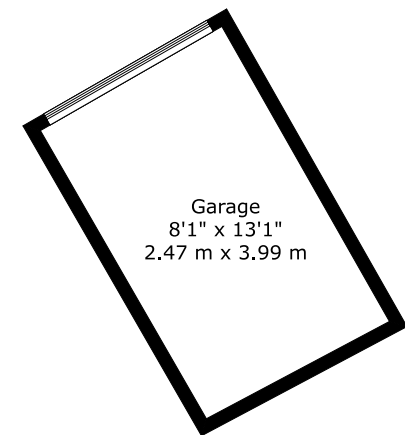




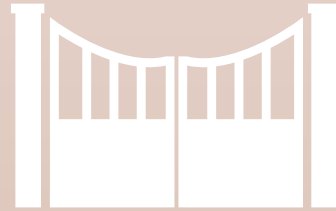
# FIRST FLOOR



	Current	Potential
(92+) A		101 A
(81-91) B		
(69-80) C	76 C	
(55-68) D		
(39-100) E		
(21-38) F		
(1-20) G		



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE. The position & size of doors, windows, appliances and other features are approximate only.



1 LEIGH VIEW BARN, CUDDINGTON LANE,  
CUDDINGTON, CHESHIRE, CW8 2WD

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SCAN TO VIEW  
MORE DETAILS

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CONTACT US TO VIEW THIS PROPERTY:



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