BANK HOUSE FARM

WILMSLOW

INTRODUCING

BANK HOUSE FARM

The sensitive restoration and repurposing of period farm buildings into four exceptional homes set amidst a precious National Trust country estate.

DESIGNED TO BE

EXCEPTIONAL

Bank House Farm presents a rare opportunity to reside within a stunning late eighteenth century converted barn or farmhouse surrounded by acres of National Trust countryside, yet within touching distance of modern amenities in nearby Wilmslow and Hale.

EXCEEDING

EXPECTATIONS

Bank House Farm dates back to the late eighteenth century and was formerly a dairy farm extending to over 100 acres. The original detached farmhouse and three traditional barns, connected in a 'U' shape, have been painstakingly restored and evolved to become a collection of unique and distinctive homes.

Working in partnership with award winning architects, Calderpeel, Pure Linnen has created homes that provide spacious, contemporary style living accommodation, whilst preserving each building's architectural integrity. Wherever possible, original features and rustic build materials have been retained and restored, adding both character and charm whilst celebrating the buildings' pastoral heritage.

Specification is of an exceptional standard with natural materials, the latest technology and elegant kitchens and bathrooms combining to create truly beautiful bespoke interiors.

Each home is set within private grounds, styled by award winning landscape architects Barnes Walker, and enjoys uninterrupted views of the glorious Cheshire green belt.

A SETTING

LIKE NO OTHER

Bank House Farm offers a unique opportunity to reside in the heart of one of Cheshire's most precious and preserved landscapes.

The estate sits on the western edge of the Styal Conservation Area and encompasses rich wildflower meadows, farmland, woodland and a broad stretch of the River Bollin. Safeguarded in the ownership of the National Trust as part of its Styal Estate, and classed as an Area of Special County Value, residents at Bank House Farm can look forward to falling in love with views that will only change with the passing of each season.

To complement this spectacular natural setting, award winning landscape architects, Barnes Walker, have created a landscaping design that ensure many of the finest trees and natural hedgerows are retained and incorporates vast expanses of luscious green lawn within the gardens of each property. Added to this are new native trees, such as english oak and silver birch, as well as mature shrubs, climbers and herbaceous and aromatic bedding plants to provide residents with year-round colour and scent. Set within each garden are private dining terraces finished in natural sandstone.

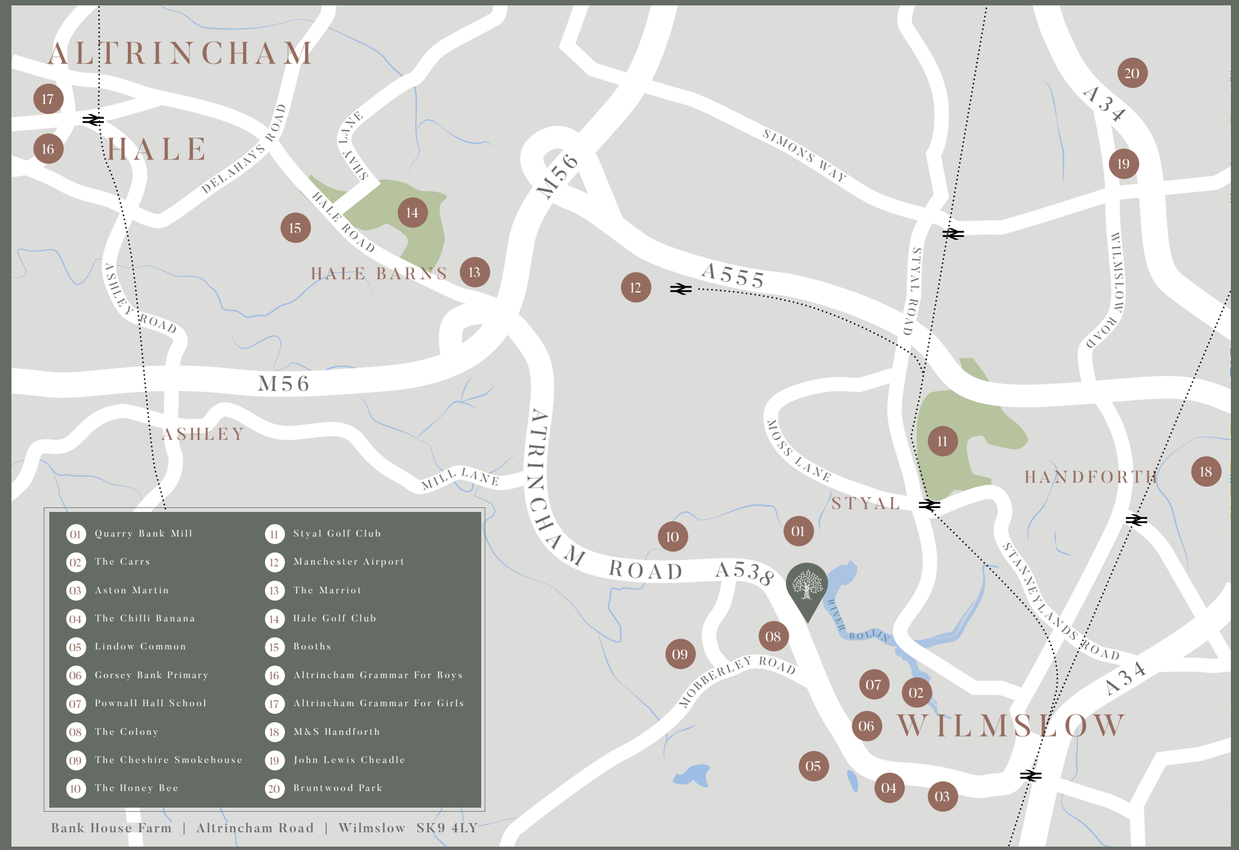
Whilst Quarry Bank Farmhouse features an integral double garage and visitor parking within its gated driveway, parking for residents and visitors to the Barns is accommodated in an attractive oak-framed 'car-barn' located off a central gated courtyard. Each of the homes has two allocated spaces plus a dedicated storage area, perfect for keeping leisure equipment such as mountain bikes, golf clubs and skis.

QUARRY BANK FARMHOUSE

RIVER VIEW

THE BYRE

THRESHERS BARN



Bank House Farm | Altrincham Road | Wilmslow SK9 4LY

A PRIVILEGED

LOCATION

Bank House Farm is surrounded by acres of precious countryside that form part of the National Trust's Quarry Bank Mill estate. Located in Styal, to the east of the site, Quarry Bank Mill is a working water powered cotton mill built in 1783 by industrialist Samuel Gregg. In its heyday, the Mill became the head office of one of the largest cotton producing businesses in the UK.

Now the dairy farm has gone, the National Trust is careful restoring the land around the Bank House Farm estate, regenerating grasslands and planting wildflower meadows and new native trees.

Throughout the design stages, Pure Linnen Homes has worked with The National Trust to ensure Bank House Farm retains its inherent heritage merit whilst providing comfortable family homes that accommodate modern lifestyles.

Material choices and alterations to individual buildings have been a process of careful consultation, ensuring the buildings remain an authentic evolution of their original form and create a pleasing picturesque vista within the National Trust's Styal Estate.

WILMSLOW

AND BEYOND

Bank House Farm enjoys an enviable position close to the bustling town of Wilmslow and leafy Hale village, both of which provide a diverse shopping scene, a wide choice of amenities and an array of bars and restaurants. Wilmslow also offers a monthly artisan market and an independent cinema, The Rex, showing blockbusters, vintage classics and live screenings from the Royal Shakespeare Company and The Royal Opera House. An excellent choice of esteemed state and private schools are available for children of all ages, as well as clubs and associations dedicated to every interest.

Bank House Farm is well placed for local, national and international travel. Approximately 15 minutes away by car is Manchester International Airport and the M56/M6/M60 motorway network, which provides access to Manchester City Centre and the UK's major towns and cities. Wilmslow train station offers regular local and express services to Manchester Piccadilly and Crewe as well a direct service to London Euston in under 2 hours, as well as frequent services to Birmingham, Bournemouth and Cardiff Central, amongst many others.

A short drive away is the lovely village of Mobberley, renowned for its superb pubs, including The Church Inn, The Bulls Head and The Frozen Mop. This area also offers many beautiful walks, cycle trails and bridal paths to explore.

On the other side of Wilmslow is Alderley Edge, famed for its designer boutiques, excellent wine bars and places to eat. A picturesque walk up to "The Edge" provides stunning views across the Cheshire Plains.

Just over 5 miles away is Altrincham, a modern market town with a diverse range of shops and independent eateries including the award-winning Market House. It's also home to Dunham Massey, an impressive National Trust stately home and ancient deer park.

Even with all this close by, you'd be forgiven for not leaving the estate. A weekend could easily be spent enjoying the countryside on your doorstep and the amenities neighbouring Quarry Bank Mill has to offer. From walks that follow the meandering path of the River Bollin to home cooked meals in the café, this exquisite location has endless appeal.

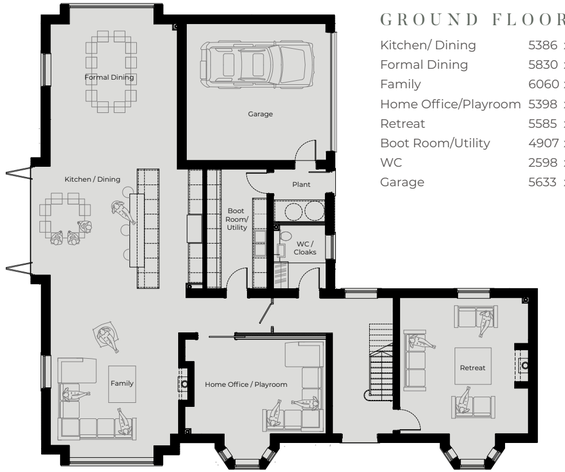
WILMSLOW	1 MILE
ALDERLEY EDGE	3 MILES
MOBBERLEY	4 MILES
HALE	4.5 MILES
ALTRINCHAM	5 MILES
MANCHESTER AIRPORT	5 MILES
MANCHESTER CITY CENTRE	12 MILES

QUARRY BANK FARMHOUSE

FIVE BEDROOM DETACHED FARMHOUSE

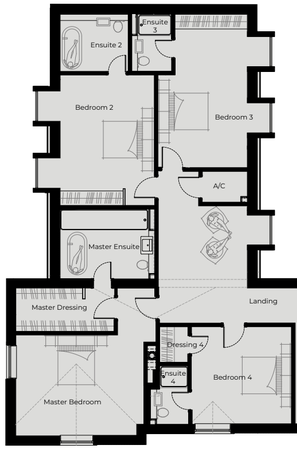
A beautifully restored farmhouse offering 4,748 sq ft of modern living accommodation over two levels comprising of an entrance hall off which is a versatile space suited to a cosy retreat/lounge, a home office/playroom, and a boot room/utility that leads to a plantroom and internal access to the double garage. The main hub of the home is a vast south westerly facing open plan kitchen, dining and living area with bi-fold doors that open onto a private dining terrace and large garden, benefitting from rural views. Upstairs provides a spacious landing with room for a cosy reading nook and a generous master bedroom with dressing room and en suite bathroom. There are a further four en suite double bedrooms, two of which also have dressing rooms, plus a handy linen cupboard off the landing.

The property is approached through electric security gates and incorporates a wrap-around landscaped garden with areas of mature planting plus a spacious drive with parking for several vehicles.



GROUND FLOOR

Kitchen/ Dining	5386 x 6700
Formal Dining	5830 x 5250
Family	6060 x 5250
Home Office/Playroom	5398 x 3877
Retreat	5585 x 5262
Boot Room/Utility	4907 x 2477
WC	2598 x 2137
Garage	5633 x 5742



FIRST FLOOR

Master Bedroom	4158 x 5250
Master Ensuite	3326 x 3398
Master Dressing	1788 x 4041
Bedroom 2	5011 x 3885
Ensuite 2	2211 x 2802
Bedroom 3	6288 x 3663
Ensuite 3	2350 x 1650
Bedroom 4	3997 x 4102
Ensuite 4	2396 x 1557
Dressing 4	1487 x 1236
Bedroom 5	3558 x 5262
Ensuite 5	1788 x 2350
Dressing 5	1913 x 2786

All dimensions are in mm

RIVER VIEW

FOUR BEDROOM BARN CONVERSION

A beautiful restored dairy now converted into a comfortable and stylish four-bedroom home with 4,066 sq ft of living accommodation over two levels. A spacious entrance hall leads through double doors into a large open plan kitchen, dining and living room with bi fold doors off the living area that open onto a west facing private dining terrace and a large lawned garden with idyllic rural views. Also off the entrance hall is an impressive library with minstrels gallery above that leads through double doors to a home office/play room and a retreat/lounge, which features French doors leading to the gardens and a second private outdoor terrace.

Upstairs is a galleried landing off which is a spacious master bedroom with dressing room and en suite bathroom plus three other double en suite bedrooms, one of which also has a dressing room.

Outside, there are landscaped gardens to all sides and a 445 sq ft car barn within a central shared courtyard accommodating two vehicles and storage for bikes or other leisure equipment.

GROUND

FIRST

GROUND FLOOR

Living	5360 x 6825
Kitchen/Dining	8568 x 6375
Utility/Laundry	1775 x 3338
Plant	1775 x 1870
WC	1775 x 2737
Home Office/Playroom	4680 x 5825
Retreat	8705 x 4920

FIRST FLOOR

Master Bedroom	5530 x 4718
Master Ensuite	3566 x 3175
Master Dressing	1725 x 5975
Bedroom 2	3566 x 3875
Ensuite	2278 x 1862
Bedroom 3	4704 x 3780
Ensuite	1700 x 2500
Bedroom 4	4691 x 4754
Ensuite	2161 x 3330
Dressing 4	1800 x 3665

All dimensions are in mm

THE BYRE

FOUR BEDROOM BARN CONVERSION

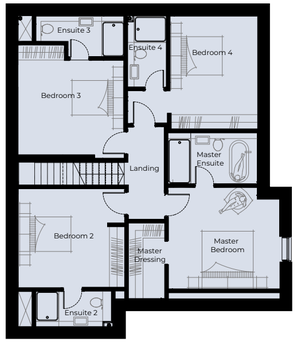
A converted period barn providing 2,520 sq ft of modern styled open-plan living space that includes a kitchen, living room and dining room with French doors that open on to a private dining terrace and spacious garden. Off this space is a separate retreat or play room. A home office, bootroom/cloakroom and WC/laundry are also provided.

Upstairs is a luxurious master bedroom with dressing room and en suite bathroom plus three further double bedrooms, each with an en suite.

Outside, there are landscaped gardens to the front and rear of the property and a 455 sq ft car barn within a central shared courtyard accommodating two vehicles and storage for bikes or other leisure equipment.

GROUND FLOOR

Kitchen/Dining	8816 x 4945
Living	5422 x 5825
Home Office	3836 x 5825
Retreat	3275 x 4920
Boots/Cloaks	2437 x 1713
WC	1435 x 1713



FIRST FLOOR

Master Bedroom	3988 x 4490
Master Ensuite	2000 x 3161
Master Dressing	2962 x 1450
Bedroom 2	3856 x 4142
Ensuite 2	1461 x 2982
Bedroom 3	3719 x 3808
Ensuite 3	1600 x 3474
Bedroom 4	4448 x 3419
Ensuite 4	2799 x 1525

All dimensions are in mm

THRESHERS BARN

FOUR BEDROOM BARN CONVERSION

A period barn conversion offering 3,284 sq ft of accommodation suited to contemporary living. A grand entrance doubles as an impressive dining hall boasting a minstrel's gallery, split-level staircase and dual aspect views of the gardens and countryside beyond with bi fold doors that open onto a south facing dining terrace. Through double doors is a large open plan kitchen/dining/family room with an adjoining utility with outside access, the perfect place to remove muddy shoes and clothing after a bike ride or walk, and a WC. Also off the hall, through double doors, is a formal living room with french doors on to the garden and an outdoor terrace. The home benefits from a second entrance that leads to a bootroom with WC and a versatile space that could be used as a home office, play room or teenage retreat.

Upstairs is a stunning master bedroom with dual aspect views, an en suite bathroom and a dressing room. There are three further double bedrooms, each of which have an en suite and one also with a dressing room.

Externally, the property benefits from a very large south easterly facing landscaped garden as well as a 'front' garden to the main entrance. There is a 446 sq ft car barn off a central shared courtyard accommodating two vehicles and storage for bikes or other leisure equipment.

GROUND

FIRST

GROUND FLOOR

Kitchen/Dining/Family	6200 x 7385
Formal Dining	6106 x 5102
Living	6095 x 6278
Home Office/Playroom	3275 x 5806
Utility	3850 x 2500
Cloaks/Boots	2356 x 2500
WC	1808 x 2674

FIRST FLOOR

Master Bedroom	3603 x 5790
Master Ensuite	1971 x 3676
Master Dressing	1971 x 2000
Bedroom 2	3145 x 2984
Ensuite 2	2736 x 1425
Bedroom 3	3302 x 4337
Ensuite 3	2617 x 1673
Bedroom 4	4654 x 3288
Ensuite 4	2617 x 2318
Dressing 4	1914 x 2985

All dimensions are in mm

EXEMPLARY

SPECIFICATION

BATHROOMS

Busy lifestyles often leave little time for indulgence so it's important to make even routine tasks as pleasurable as possible. For this reason, special attention has been paid to the design of each bathroom and en suite at Bank House Farm.

Pure Linnen has curated a complementary collection of stunning elements from leading designers and manufacturers to create a timeless look that is both sleek and contemporary yet with a classic twist.

Included within the designs are hand crafted bespoke vanity units, stunning statement freestanding bath tubs from Waters Baths of Ashbourne and fabulous brassware with an industrial edge from Crosswater.

Finishing each space are beautiful tiled walls and floors, warmed by underfloor heating and a contemporary style heated towel rail from JIS Europe.

Every bathroom and en suite is unique; complementing the home's individual architecture, maximising functionality whilst also providing truly luxurious havens.

KITCHENS

Working closely with established British brand, Wychwood Cabinet Makers, Pure Linnen Homes has created a bespoke kitchen design for each home at Bank House Farm.

Hand crafted by the finest cabinetmakers using time honoured traditions, the kitchens are the perfect blend of classic English design and clean contemporary lines ensuring they will faithfully serve a busy and sociable modern family whilst respecting each home's heritage aesthetic.

Every aspect has been carefully considered, with focus given to the influx of natural day light and ergonomics as well as maximising every opportunity to take in a stunning view whilst completing a routine task.

Plentiful wall and floor cabinets in high quality materials will easily accommodate a full range of ingredients, equipment and gadgetry allowing kitchen surfaces to remain clutter free and beautiful. Luxurious work surfaces in the finest natural materials are matched with undermount sinks for a seamless finish and complemented with a professional range of integrated Fisher & Paykel appliances.

The end result is a showcase space that is both a pleasure to look at, and to spend time in.

EXEMPLARY

SPECIFICATION

ENERGY EFFICIENCY

The extent of refurbishment undertaken at Bank House Farm has allowed Pure Linnen to ensure that the homes are energy efficient by design, as well as through the introduction of heating methods known to deliver proven benefits to both occupants and the environment.

In addition to class leading design and insulation which enables the development to quality for Level 3 in the Code for Sustainable Homes, each of the properties is fitted with underfloor heating systems accompanied by an Air Source Heat Pump with hot water storage tank.

Air Source Heat Pumps absorb heat from the outside air and use it to heat water and the home. It can remove heat from the air even when temperatures dip to -15C. Heat from the air is absorbed at low temperatures into a fluid which is heated as it passes through a compressor. The heat is then transferred to the heating and hot water circuits within the home. Unlike gas and oil boilers, heat pumps deliver heat at a lower temperature over longer periods keeping the temperature within the home constant and avoiding dramatic heating and cooling cycles which use more energy.

HEATING AND LIGHTING

Each property benefits from an air source heat pump and underfloor heating

Ladder style heated towel rails are provided in all en suites in a finish to match the brassware

Matt white fixed trim-less downlighters are provided in the open-plan living areas, en-suites and WC's with decorative wall lights and feature pendants elsewhere

CONNECTIVITY AND ELECTRICS

The homes benefit from a 'My Home' automation system that allows the precise control of lighting levels and heating from within the home and remotely

Media station including a digital terrestrial/Sky Q ready TV aerial socket and telephone port in the living areas, media room and master bedroom (subject to subscription)

TV port and BT telephone socket in all other bedrooms (subject to subscription)

The property is fitted with a plentiful amount of power sockets in strategic places with dual power sockets fitted with USB ports in the principle rooms

SAFETY AND SECURITY

All properties will be fitted with mains operated smoke detectors with a battery back-up on each floor

Homes will be secured with a mains operated security alarm, fitted with a battery back-up

All homes will be protected with CCTV

The front and rear external areas of the properties will feature PIR activated security lighting

INTERNAL FINISH

All walls are finished in a neutral shade of emulsion with woodwork finished in silkwood

Internal and external doors are fitted with high quality ironmongery

Bespoke profile painted timber skirtings and architraves throughout

EXTERNAL AREAS

The homes benefit from large landscape gardens incorporating attractive planting and dining terraces finished in natural stone

Quarry Bank Farmhouse and the central courtyard area are protected by electric security gates accessed via fob or through a remote access video entry system

WARRANTY

The homes come with the peace of mind of a ten-year warranty from established, insurance provider ICW.

TENURE

The properties are freehold

Communal areas will be maintained by a separate management company – please ask for details

This specification is intended as a guide to the high standard of finish available in homes at Bank House Farm.
As build progresses, changes and additions may be made. Please request the latest specification from our selling agents.

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PURE LINNEN HOMES

Pure Linnen crafts exceptional new build residences and refurbishments that offer lifestyle led living space with no compromise on style, architectural integrity or quality of design.

At the helm are Nik and Ben Linnen; cousins who've shared a mutual passion for property and architecture for two decades. After reaching the top rung in their respective professions, they pursued their passion and have established an impressive portfolio of stunning residential projects.

From chic suburban apartment schemes to comfortable family homes in a coveted rural setting, Pure Linnen exceeds the expectations of the most discerning homebuyers. Every home accommodates relaxed day to day living whilst also delivering a superior specification and exceptional aesthetic appeal.

To deliver the highest standards, Pure Linnen works closely with a trusted team of esteemed architects, manufacturers and craftspeople; experts who have perfected their craft and derive pleasure from providing an incomparable product. Nik and Ben take a hands-on role in every project, investing time, care and attention to ensure that every home is perfectly executed and one they are proud to put their names to.

PURELINNEN.CO.UK

Stuart Rushton & COMPANY

P | L

PURE LINNEN HOMES

FOR FURTHER INFORMATION CONTACT STUART RUSHTON & CO ON 01565 757000.

Disclaimer: Whilst every effort is made to provide an accurate and comprehensive description of the properties under construction, we can only provide plans, illustrations, CGI's, dimensions and details of the specification that are accurate at the time of going to press. Please, therefore, view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and the developer reserves the right to make changes as it sees fit without notice. Unless otherwise stated, all images used in this brochure do not depict the development presented here but have been provided to offer a guide and are therefore for illustrative purposes only. Floor plans and dimensions stated in the brochure are indicative and whilst correct at time of press should be confirmed with the agent.

Important Notice: Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative. No admittance will be given to unauthorised visitors. To view a development please make an appointment by contacting the agent on 01565 757000.