



Jackson-Stops  
& Staff



# Hilltop Farm

ACTON BRIDGE, CHESHIRE





A most impressive barn conversion offering extensive and adaptable accommodation together with superb leisure facilities and land.

#### **Accommodation in Brief**

- Reception Hall; Drawing Room; Sitting Room; Dining Room; Garden Room; Conservatory; Kitchen/Breakfast Room; Gym; Cloakroom.
- 7 Bedrooms; 2 Bathrooms (1 en-suite).
- Indoor heated swimming pool; Games Room with bar.
- Integral garaging; Extensive parking; Walled Kitchen garden; Superbly landscaped gardens and paddock.
- In all approximately 4.2 acres. (1.7 ha)



### Description

Hilltop Farm is a most impressive detached property which is believed to date from the 18th century although it was completely rebuilt in the late 1980s. Occupying a slightly elevated position on the edge of the village the property is well screened from the lane by a high York dry stone wall and has a pleasant aspect over its own gardens and the surrounding countryside.

Hilltop Farm was originally a traditional Cheshire barn which was rebuilt and substantially extended to provide a magnificent country residence. Constructed of brick under a slate roof the property provides spacious and adaptable family accommodation arranged essentially over two floors served by gas fired central heating.







The accommodation at first floor level is as comprehensive with six bedrooms and two bathrooms, one of which is en-suite. Both bathrooms have been recently re-fitted with high quality Villeroy & Boch sanitary ware together with Villeroy and Boch and Travertine wall and floor tiles, integrated televisions and under-floor heating. There is a 7th bedroom on the 2nd floor or alternatively this would serve as useful storage.

In addition to the principal living accommodation there are exceptional leisure facilities comprising a gym which serves the pool room, which has vaulted ceiling with exposed trusses and houses a part tiled indoor heated swimming pool (35'11" x 17'11") which incorporates a central dolphin mosaic and underwater lights and has tiled surround beyond which are extensive seating areas.

Despite being a relatively new building the property has plenty of character with numerous exposed ceiling timbers and King post trusses, York stone flagged floors and an open stairwell with wide galleried landing and vaulted ceiling.

The reception rooms provide exceptional entertaining areas and are all accessed off a central reception hall which has Travertine tiled floor and is served with under floor heating and spans the width of the house. There is a well fitted kitchen with hand painted Poggenpohl oak units incorporating a range of wall and floor cupboards, integrated fridge freezer and Neff appliances to include double oven with grill beneath a four ring halogen induction hob unit and a Neff dishwasher.



The pool room has three sets of French doors which open onto the terrace in front of the property together with a changing room and plant room housing an Ideal Concord gas fired boiler, Heat Exchange pump and filtration unit.

At the other end of the house and accessed via a flight of stairs from the garden room is the games room which has integral bar and bench seating. Beneath is a triple garage with electric up and over doors and adjoining lean-to greenhouse.



## Location

Hilltop Farm occupies an enviable location on the edge of Acton Bridge and joining open countryside. There are a range of local services available in the nearby villages of Weaverham or Cuddington with more comprehensive services available in Northwich or the cities of Chester and Manchester which are some 16 and 26 miles distant respectively.

Schooling is well catered for in the area with several private and state schools nearby notably The Grange at Hartford and Kings and Queens in Chester. On the recreational front there is motor racing at Oulton Park, a number of golf courses locally and racing at Chester and Aintree.



## Outside

The property is approached via a stone splayed entrance with electrically operated wrought iron gate and over a granite sett drive to a wide granite sett and York stone flagged courtyard with turning circle and fountain.

The principal gardens are to the north east of the house and surround an ornamental lake with island and stone waterfall. A path leads around to the south of the house, being the front, where there are further lawns subdivided with floral borders and granite sett path and shielded from the road by a variety of flowering trees and shrubs.

## Communications

Despite its semi-rural location the property is extremely well placed being within 5 miles of the M56 facilitating easy access to all the major areas of commerce throughout the North West including Manchester, Liverpool, Warrington and Chester.

For travel further afield there is a main line rail station at Runcorn offering a direct service to London Euston via Crewe and there are international airports both in Manchester and Liverpool.

- M56 5 miles • M6 7 miles • Chester 16 miles • Liverpool 24 miles
- Manchester 26 miles (distances approximate)







## Property Information

**Address:** Hilltop Farm, Hilltop Road, Acton Bridge, Northwich CW8 3RA

### Services

All mains services are connected.

The water is metered.

Water heating is by gas boilers supplemented by electric immersion heaters.

Central heating is by gas boiler with a separate gas boiler for the pool and pool room.

Burglar alarm and CCTV camera system installed.

Security lighting.

**Local Authority:** Cheshire West & Chester Council. Tel: 0300 123 8123.

Tax Band H - £2946.82 payable 2010/11.

**Viewing:** Only by appointment with Jackson-Stops & Staff Chester office.

A pedestrian gate leads to a second drive which is gravelled and has gated access onto the lane beyond which is a paddock/orchard suitable for anyone wishing to keep a horse.

There are two further buildings, those being a machinery store together with a brick and slate kennel with enclosed run and attached garden store and to the south is an extensive vegetable garden with raised beds and greenhouse with, to the side, an extensive area of hard standing which offers huge potential for further development subject to obtaining any necessary consents.

The perimeter is delineated by mature hedgerows with, along the south east boundary adjoining the lane, a superb York dry stone wall.

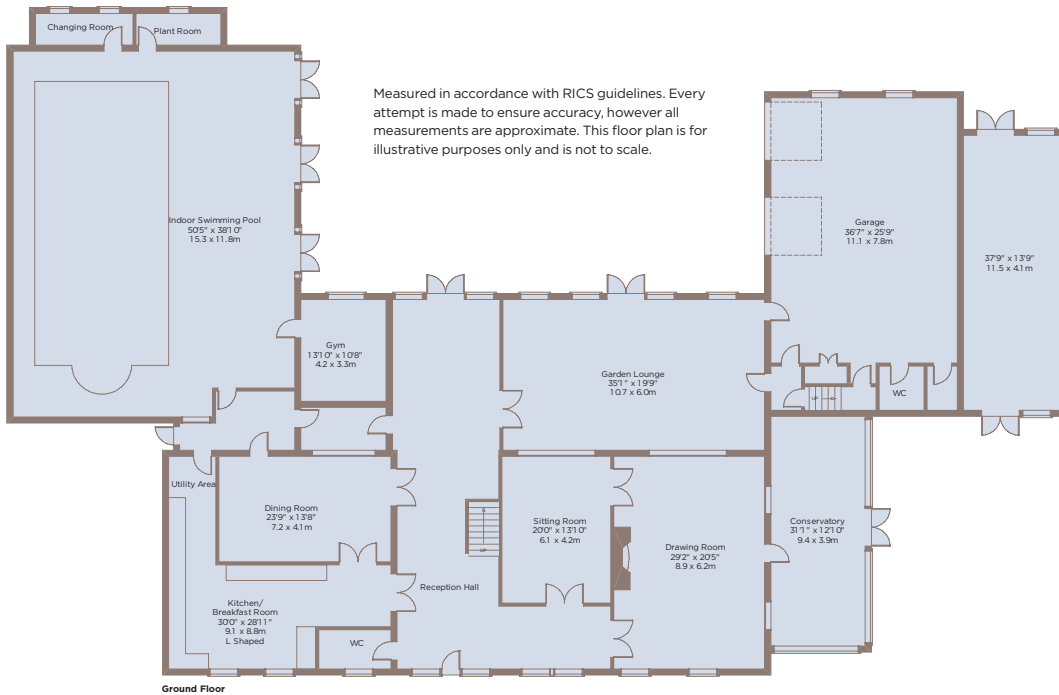




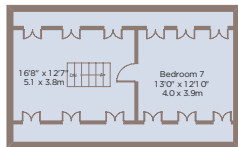
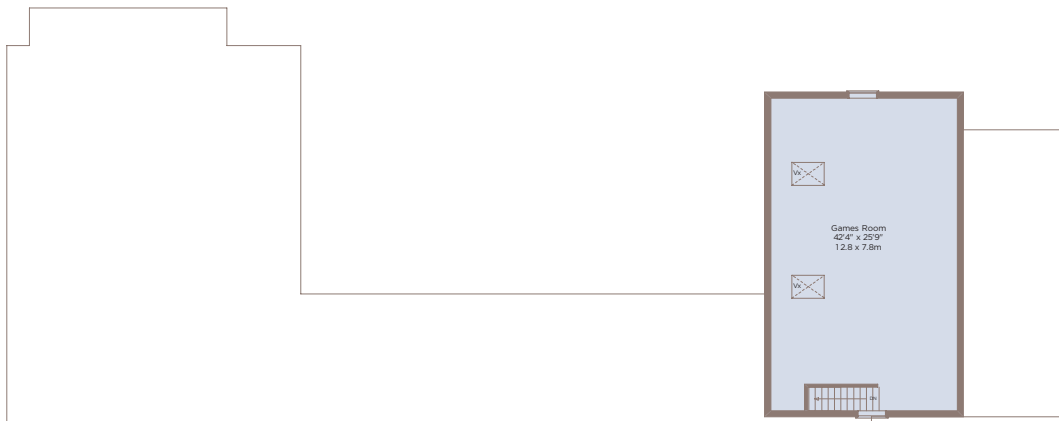
## Directions

To reach the property from Junction 10 on the M56 proceed south on the A49 Tarporley Road. Pass over the River Weaver and canal taking the next right signposted Acton Bridge. Continue to the top of the hill and turn left into Hilltop Road. A dry stone wall will be observed after a short distance on the left.

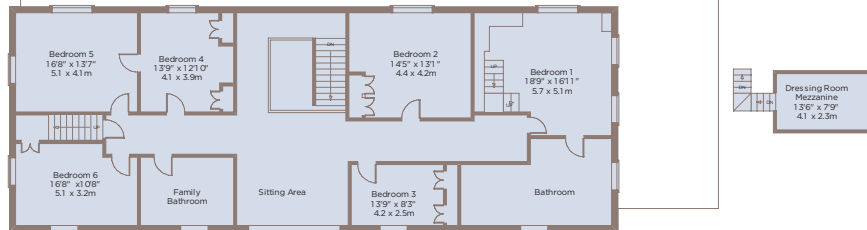
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(54-68) <b>D</b>	60	(54-68) <b>D</b>	65
(39-53) <b>E</b>		(39-53) <b>E</b>	55
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



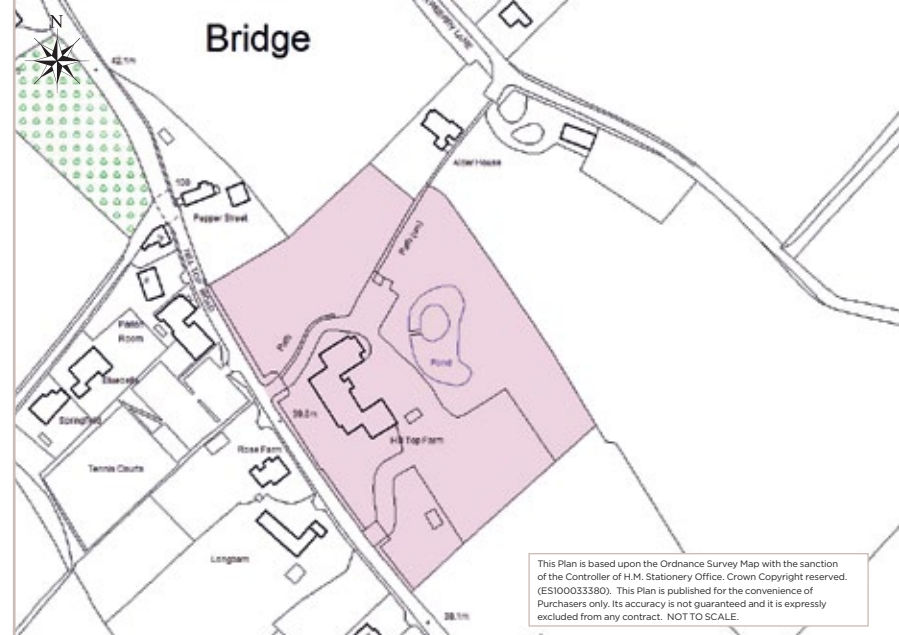
Ground Floor



Second Floor



First Floor





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