



Tigh Beag
Manley | Cheshire





Tigh Beag

Moss Lane, Manley
Cheshire, WA6 9JW

A wonderful, southwest facing 4 bedroom family house in an idyllic setting with paddocks, outbuildings, nestled in 7.15 acres, all with outstanding rural views.

ACCOMMODATION IN BRIEF:

- Entrance porch
- Inner hall with separate WC
- 3 reception rooms
- Kitchen/breakfast room
- Utility room
- Principal bedroom with ensuite and 3 further bedrooms
- Family bathroom
- Multipurpose outbuildings with potential annexe, workshop, store rooms & pantry
- Tractor store/potential stable block, garden stores, dog kennelling
- Landscaped gardens, small lake, BBQ area & Summer House
- Paddocks in all about 7.15 acres

DISTANCES IN APPROX. MILES

Chester 8.8m | Frodsham 3.7m | Helsby 3.5m

DESCRIPTION

Built in the 1800's, with the current owner vastly renovating in the 1970's, Tigh Beag enjoys the most magical of locations, elevated within stunning mature gardens and paddocks, boasting far reaching rural views of the neighbouring Cheshire countryside. Internally, this unique property offers



spacious and thoughtfully designed accommodation, beautifully presented throughout and featuring exposed beams, stone walls, and a most impressive slate and wrought iron bespoke staircase. Additionally, the property would present an exciting remodelling or redevelopment opportunity, if desired.

Entered by the porch leading directly to the central inner hall, the property extends to an open plan snug, with feature log burning stove. Ahead, a most impressive drawing room showcases south westerly views, afforded by a grand floor to ceiling arched picture window. This superb room is vaulted with beamed ceiling, exposed stone wall features and an open fireplace, with side door allowing access to the alfresco dining area. The dining room lies adjacent, generously proportioned with French doors and sits partly covered by the balcony off the principal suite above.

The kitchen is well placed to the rear of the dining room, with a comprehensive range of wall and floor painted units with integrated Bosch electric hob, oven and grill with ample fridge space. From the kitchen, the utility room conveniently fulfils all laundry requirements.

Bedrooms two and three are off an inner hall with separate WC, both good size double rooms, with bedroom four currently purposed as a home office. This bedroom wing is served by a large family bathroom with bath and separate shower.

The principal suite is located on the first floor, with large double bedroom, fitted wardrobes and private balcony overlooking the lake. There is a well-appointed en suite bathroom off, along with a mezzanine viewing area overlooking the drawing room.





A large multipurpose outbuilding is situated close to the main house which, subject to the necessary consents being obtained, would make an ideal annexe. At present there is a pantry, (formally a tack room), studio/office, workshop, stable/garden store and wood store.

GARDENS/GROUNDS/PADDOCK LAND

Pulling through the stone pillared, electric gates, the entrance opens to the meandering lamp-lit driveway, flanked by mature specimen trees, under planted with rhododendrons, azaleas and spring bulbs. The drive passes a small spinney of trees with a gated and fenced area housing timber garden stores and dog kennelling. This area would offer a perfect potential location for extensive garaging.

The drive brings you to a large parking and turning area to the side of the house, with a stone path leading to the front door. The gardens lay predominantly to the front, southwest elevation, before wrapping around to the side. Doors lead from the drawing and dining rooms to a stone flagged and gravelled terrace, with wisteria adorned balcony above. The terrace boasts an alfresco seating area with purpose-built BBQ and timber rose clad arbour. Beyond, the octagonal Summer House allows for full enjoyment of the gardens, paddocks and splendid views. Located at the end of this terrace, steps lead down to a pretty lake with lilies and wooden jetty, surrounded by mature trees and rhododendrons.

Abutting the terrace is a brick garden store with vegetable garden to the side. A large timber tractor store is well screened behind fruit trees and a mature beech hedge, and offers an ideal location for stabling, with gates to the front and side paddocks.



Tigh Beag will be of particular interest to the equestrian buyer keen to enjoy the well-maintained pasture and desirable access direct onto both Moss and Pingot Lanes, affording easy hacking routes to Delamere Forest and beyond.

The extensive paddock land makes the house ideal for any equestrian or hobby farmer. The second paddock has separate gated access off Pingot Lane.

LOCATION

Tigh Beag enjoys an exceptional, elevated position, with a high degree of privacy, occupying a quite rural setting in the popular village of Manley, adjoining Delamere Forest, long regarded as one of the most picturesque and scenic parts of the county. The forest offers walking, cycling and riding all in about 2,400 acres of beautiful woodland. The Sandstone Trail is also close by, offering wonderful walking opportunities. For the equestrian, there is Kelsall Hill Equestrian Centre nearby, offering cross country rides and competitions. Polo can be enjoyed locally at Little Budworth. Manley has a primary school complemented by excellent secondary schools nearby including The Grange at Hartford, Abbeygate College at Saughton and The King's & Queen's in Chester.

On the recreational front, there are a variety of leisure classes and social coffee mornings held at the Village Hall at Manley, wind surfing and sailing nearby at Manley Mere, rowing on the River Dee in Chester and several golf courses locally at Helsby, Pryors Hayes, Waverton, Delamere and Tarporley.

Despite the rural setting, Tigh Beag is extremely convenient for Chester and closer still to the popular towns of Helsby and Frodsham, with a varied selection of shops





on the high street. The area enjoys excellent road communications, within daily traveling distance of all centres of commerce throughout the Northwest. The M56 and M53 are close by allowing for ease of access to both Liverpool and Manchester, both are served by international airports. From Mouldsworth train station there is a regular rail service to Chester, Manchester and travel to London is available from a number of stations locally including Runcorn and Hartford respectively, providing a sub 2hr inter-city service to Euston via Crewe.

DIRECTIONS

Postcode: WA6 9JW

What three words: defining.health.yards

What three words: for gated paddock entrance off Pingot Lane: trains.vesting.daredevil

From Chester travel east on the A51/A54 Manchester Road. Beyond Tarvin turn left onto the B5393 passing through Ashton and Mouldsworth. Drive for about 2.4 miles, ascend the hill beyond the Goshawk pub. Take the left turning into Moss Lane and Tigh Beag is the first house on the right-hand side, clearly marked by electric, wrought iron gates.

PROPERTY INFORMATION

TENURE: Freehold

EPC: E

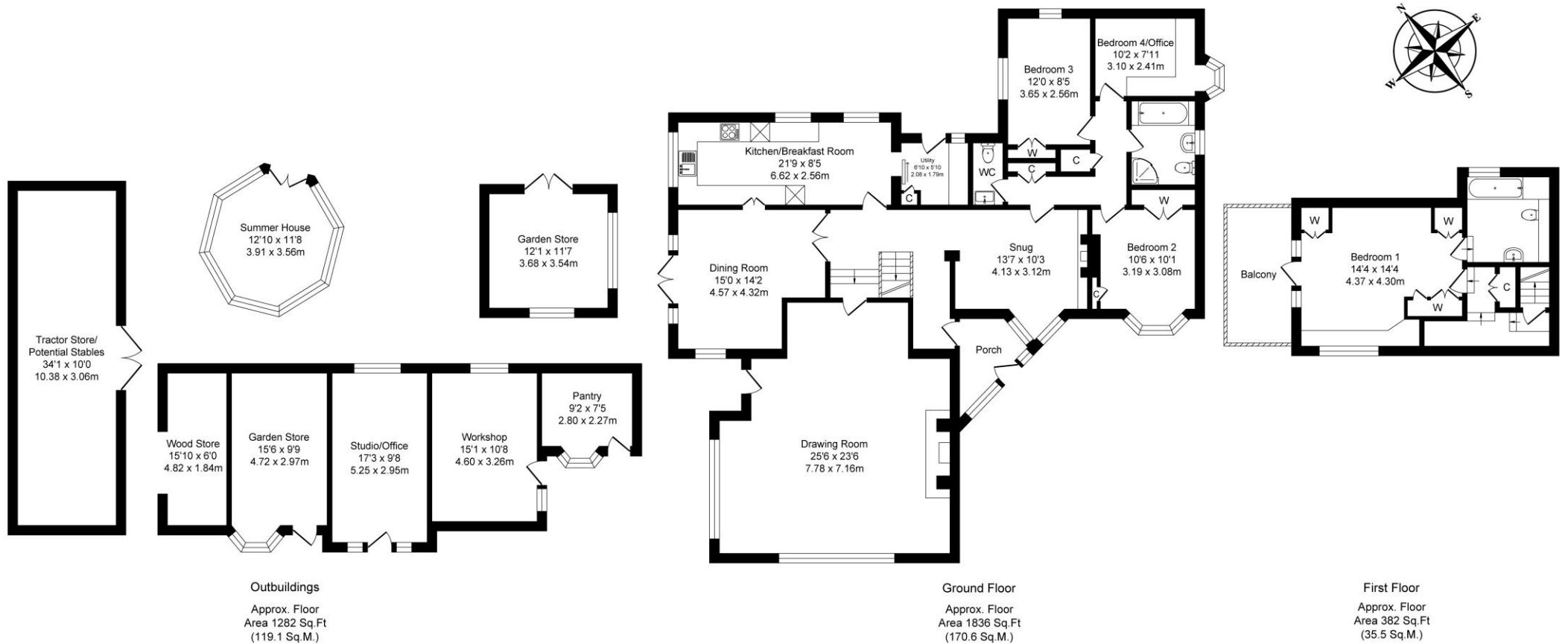
SERVICES: Mains water, electricity, septic tank drainage, oil fired central heating, broadband.

LOCAL AUTHORITY: Cheshire West & Chester

COUNCIL TAX BAND: G, amount payable 2025 £3,916.87

Tigh Beag
Total Approx. Floor Area 3500 Sq.ft. (325.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



LARCH
 PROPERTY

Shropshire (Head Office)
 Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB
 Contact Number: 01743 709249

Website: larch-property.co.uk
 Email: info@larch-property.co.uk

JACKSON EQUESTRIAN t/a Larch Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.