



WHITEGATE HOUSE, WHITEGATE LANE, WHITEGATE, CW8 2AY



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Whitegate House,

Whitegate Lane, Whitegate, CW8 2AY

PRICED TO SELL – NO CHAIN – SIGNIFICANT INTEREST ANTICIPATED Set in the heart of Whitegate within a conservation area, enjoying magnificent grounds extending to 1.398 acres - substantial four bedroom, two bathroom Grade II Listed detached house with the benefit of attic rooms, cellar and double garage

Whitegate House is an iconic individual detached residence with Grade II Listing that enjoys a beautiful and prominent position with views over the village green, primary school and historic parish church. It is a remarkable property of immense history and character that has the distinct advantage of being located in a conservation area and enjoying gardens and grounds that extend in total to 1.398 acres. The property originally dates from the 1700's and is believed to have been part of the Delamere Estate





It originally started life around 1700 as an ale house until its closure in 1870 and was then turned into a private residence. It is believed in its history that Lord Delamere and an Estate Manager lived in the residence.. It is a fine family home and it can be said with conviction that the buying opportunity today is a really special one.

As one would expect of a house of this nature it offers fantastic room proportions and a layout that is extremely adaptable to suit the needs of different families. The accommodation opens with a spectacular entrance hall that measures 17'1" x 16'0" and has a beautiful central staircase that rises to the first floor. From the entrance hall access can be gained to the cellar which comprises two very dry and useful rooms. In the ground floor level of the house there is a good sized ground floor cloakroom and three separate reception rooms.

The living room is of a generous size extending to over 21ft in length and has a feature bay window that enjoys wonderful views over the garden. It also has a front aspect window that enjoys a view of the village green whilst the central fireplace has an open grate within it. There is also a useful study that could alternatively be used as a family room, whilst the dining room is an elegant living space which has a view to the front over the village green and a lovely aspect over a private area of garden to the side.

The breakfast kitchen was refitted in recent times with cream Shaker style wall and floor cupboards and has within it an original "Esse Minor" solid fuel cooker. As is typical of a house this age there is a good sized walk in pantry fitted off the kitchen, whilst the rear hall gives access to a useful utility room which has space for white goods.



At first floor level the landing leads to four bedrooms, an attic room, family bathroom, shower room and a staircase that leads to the second floor. The master bedroom is of a very good size and has a particularly attractive view to the parish church diagonally opposite. Within the bedroom there is a fireplace with cast iron surround and doors that lead to the landing and dressing room. The dressing room is well proportioned and leads to the en-suite bathroom.

The three further bedrooms on this floor are all well proportioned doubles with each having a wash hand basin within them. There is also an attic room that is located next to bedroom four and accessed from the landing which could be used as an additional upstairs sitting room or study. A shower room serves the three double bedrooms.

The second floor has two large attic rooms that are presently used for storage but offer substantial scope for the conversion into bedrooms (subject to the necessary planning permissions being granted).

Externally the gardens and grounds to Whitegate House extend to 1.398 acre or thereabouts. As one would expect in such a large plot the gardens and grounds are an absolute paradise for those who love the outdoors with many different areas within them including a vegetable patch, large paved patio, extensive areas of lawn, numerous beds and borders, many mature trees, and a lovely daffodil lawn with views of the church and primary school. To enjoy such privacy within a central village location is indeed a rare offering and from some elevated parts of the garden fabulous far reaching views can be enjoyed. Within the rear garden is an outbuilding that has a recently installed Worcester oil boiler and also in the outside space there is a recently installed oil tank.

Directly opposite the property is the village green and the owners of Whitegate House enjoy a right of access over this area that leads to Whitegate House's own private parking area which incorporates a good sized double garage.



In the Author's opinion this is one of the best buying opportunities to come to the market for a considerable period of time. Whitegate is a first class residential location that captures all the best elements of semi-rural living and the house has been priced at a very realistic and competitive level to attract the interest of the market and to reflect that some purchasers may wish to update certain domestic fittings to suit their own individual requirements. An early viewing is thoroughly recommended on this special family home that combines village life with the far reaching views and privacy associated with a more rural property.

LOCATION

Whitegate is a sought after quiet rural area, situated mid way between Hartford and Tarporley and is extremely convenient for the A556 Manchester to Chester link road which in turn gives access to the M6 and the northern motorway network. The A49 is within 1.5 miles. Whitegate Primary School and pre-school are within walking distance of the property, as is the Parish Church. The village pub, 'The Plough', is very popular as both a food and drink destination.

Hartford village is about five minutes drive away and has a number of shops and schools including the very popular Grange School. Hartford also boasts a main line railway station to London Euston with regular services taking about two hours. Whilst being conveniently located for all the aforementioned places, Whitegate boasts some lovely surrounding countryside, with the Whitegate Way close by for those who enjoy walking, cycling and horse riding.

There are also several golf clubs within short driving distance of the property, plus Vale Royal Abbey golf course within walking distance. Manchester and Liverpool International Airports can be commuted to in 30 - 45 minutes whilst railway links are offered at nearby stations including Hartford, Cuddington, Chester and Crewe. MediaCity UK, Salford can be reached in under 45 minutes drive.



ENTRANCE HALL

17' 1" x 16' 0" (5.21m x 4.88m) Beautiful central staircase with original balustrade rising to the first floor. Fully tiled floor. Doors to cloakroom, living room, dining room, study, kitchen and rear hall. Double panel radiator. Coved ceiling. Door leads to steps which give access to the cellar

CELLAR

ROOM ONE

14' 2" x 13' 8" (4.32m x 4.17m)

ROOM TWO

10' 7" x 9' 3" (3.23m x 2.82m)

UNDERSTAIRS STORE

7' 7" x 3' 3" (2.31m x 0.99m)

CLOAKROOM

8' 9" x 5' 3" (2.67m x 1.6m) Fitted with a suite comprising low level WC and pedestal wash hand basin. Coats hanging hooks. Fitted shelving. Rear aspect window. Step up and door through to entrance hall.

LIVING ROOM

21' 10" x 13' 4" (6.65m x 4.06m) Feature bay window enjoying fabulous views over the garden. Front aspect bay window with view to the Village green. Two radiators. Picture rail. Coved ceiling. Three wall light points. Deep fitted shelving. Central fireplace with tiled hearth and insert housing open grate. Door to the entrance hall.

STUDY/FAMILY ROOM

14' 0" x 11' 1" (4.27m x 3.38m) Side aspect window. Double panel radiator. Door to entrance hall. Door to rear garden. Fitted shelving. Fireplace with tiled hearth housing open grate.

DINING ROOM

20' 3" x 13' 8" (6.17m x 4.17m) Front aspect window enjoying view over Village green. Two radiators. Wooden flooring. Picture rail. Coved ceiling. Feature window overlooking garden. Three wall light points. Door to entrance hall. Door to breakfast kitchen. Original fireplace with carved timber surround and tiled hearth and insert.



BREAKFAST KITCHEN

14' 4" x 12' 5" (4.37m x 3.78m) Refitted in recent times with a range of cream Shaker style wall and floor cupboards together with wooden preparation surfaces and wooden splashbacks. Single bowl Belfast sink set beneath chrome mixer tap and having triple width window overlooking the rear garden. Space for fridge/freezer and cooker. Quarry tiled floor. Space for table and chairs. Original 'Esse Minor' solid fuel cooker. Doors to pantry, dining room, rear hall and entrance hall.

PANTRY

8' 9" x 5' 7" (2.67m x 1.7m) Rear aspect window. Fitted shelving. Quarry tiled floor. Light connection. Door to breakfast kitchen.

REAR HALL

9' 0" x 3' 6" (2.74m x 1.07m) Quarry tiled floor. Door leading to outside. Door to breakfast kitchen. Door to entrance hall. Door to utility room.

UTILITY ROOM

9' 0" x 5' 7" (2.74m x 1.7m) Space for white goods. Sink. Rear aspect window. Internal window to hall. Radiator. Steps up and door leading to rear hall.





FIRST FLOOR

LANDING

19' 10" x 10' 7" (6.05m x 3.23m) Maximum measurement. Doors to four bedrooms, family bathroom and attic room. Staircase leading down to the entrance hall. Rear aspect window overlooking garden. Single panel radiator.

MASTER BEDROOM

17' 11" x 13' 5" (5.46m x 4.09m) Front aspect window overlooking Village green, parish church and primary school. Picture rail. Coved ceiling. Fireplace with cast iron surround, tiled hearth and insert and cast iron open grate.

DRESSING ROOM

13' 3" x 6' 1" (4.04m x 1.85m) Double panel radiator. Front aspect window. Door to bedroom. Door to landing and framed opening leading to the en-suite bathroom.

EN-SUITE BATHROOM

6' 11" x 6' 0" (2.11m x 1.83m) Having a bath and vanity unit with wash hand basin. Coved ceiling. Cupboard housing lagged hot water cylinder. Framed opening to dressing room.

BEDROOM TWO

14' 3" x 14' 0" (4.34m x 4.27m) Front aspect window enjoying view over Village green. Wash hand basin with splashback. Fitted wardrobe. Fireplace. Door leading to the landing.

BEDROOM THREE

14' 3" x 12' 5" (4.34m x 3.78m) Decorative fireplace. Fitted wardrobe. Dual aspect window. Single panel radiator. Wooden flooring. Vanity unit with wash hand basin and floor level cupboard. Door to landing

BEDROOM FOUR

11' 11" x 11' 5" (3.63m x 3.48m) Twyford's wash hand basin. Rear aspect window. Radiator. Double and single fitted wardrobes. Door to landing.



ATTIC ROOM

12' 8" x 11' 4" (3.86m x 3.45m) Rear aspect window. Staircase leading down to the landing.

SHOWER ROOM

9' 1" x 3' 5" (2.77m x 1.04m) Fitted with a suite comprising low level WC, wall mounted wash hand basin and fully tiled shower enclosure with Triton T8 electric shower unit. Side aspect obscured glass window.

SECOND FLOOR

The second floor has two large attic storage rooms accessed from a landing area that measures 6'8" x 6'6.

ATTIC ROOM ONE

14' 6" x 13' 7" (4.42m x 4.14m) Maximum measurements. Fitted shelving. Wooden flooring. Front aspect window. Door to the landing.

ATTIC ROOM TWO

13' 8" x 12' 6" (4.17m x 3.81m) Rear aspect window. Wooden flooring. Door to landing.

EXTERNAL

PARKING AND GARAGE

Directly opposite the property is the Village green, primary school and parish building. The owners of Whitegate House enjoy a right of access over this area that leads to its own private parking area which incorporates a double garage. The parking area is clearly defined by a five bar gate at the front and the rear and the double garage is also protected by its own timber five bar gate. This area provides very useful off road parking space for Whitegate House and double garage.

Subject to the necessary permissions being granted, there is also the obvious potential to create a driveway area and possibly the construction of a detached garage (again subject to planning permission being granted) within the current curtilage of the property accessed from Grange Lane.

DOUBLE GARAGE

22' 6" x 16' 7" (6.86m x 5.05m)



GARDENS AND GROUNDS

The gardens and grounds to Whitegate House are extensive extending in total to a little over one acre. There are several different elements to the external landscape. The first is a lovely area of garden that is accessed from the dining room and is mainly laid to lawn and fully enclosed by mature hedging. To the immediate rear of the property there is a large paved patio that provides ample space for al fresco dining. The side garden predominantly comprises a large vegetable patch. Steps from the patio area lead to the principal area of formal garden. The garden is predominantly laid to lawn and has well stocked beds and borders within it and rises up to a most beautiful flat area of lawn which is ideal for those with young children. Surrounding this area is mature trees and obvious uses would include football lawn, croquet lawn or potentially even space for a tennis court.

The grounds thereafter comprise a lovely area of woodland and an extensive area of side garden with aspects to the house with the living room bay window and in the spring time this becomes a beautiful daffodil lawn. From this area of side garden beautiful aspects can be enjoyed over the parish church and the primary school opposite.

OUTBUILDING

13' 1" x 8' 9" (3.99m x 2.67m) The single storey outbuilding has within it a store room and a boiler room. Recently installed Worcester boiler. Wall and floor cupboards. Power and light connection. Door leading to outside.

STORE

9' 9" x 6' 2" (2.97m x 1.88m)

RESERVATION OF FUTURE DEVELOPMENT RIGHTS

Within the sale of contract there will be a Reservation of Future Development Rights that would only be triggered if planning permission for an additional or multiple additional residential dwellings were granted. The exact details are to be confirmed but it is likely that the overage provision would last for a period of 30 years and the uplift 30%. Any further enquiries in relation to this matter, please speak to Robert Reed at Wright Marshall's Tarporley office.



SERVICES

We understand that mains water, electricity, mains drainage and oil central heating are connected.

VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

We believe the property is freehold tenure

ROUTE

From our office in the centre of Tarporley take a right turn. Upon reaching the roundabout take the third exit onto the A49. Proceed up the A49 through the village of Cotebrook and after passing the Garden Centre on the left hand side you will come to a crossroads. At the crossroads take the right turn onto the A54. Proceed along, passing the Shrewsbury Arms Public House on your left side and at the next crossroads take a left hand turn onto Shay Lane. Proceed along Shay Lane for a couple of miles until reaching a further set of crossroads. Proceed over the crossroads into Whitegate Village. Proceed along until the subject property is found on the right hand side, directly opposite the primary school and the parish church and just after the right turn into Grange Lane.





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