



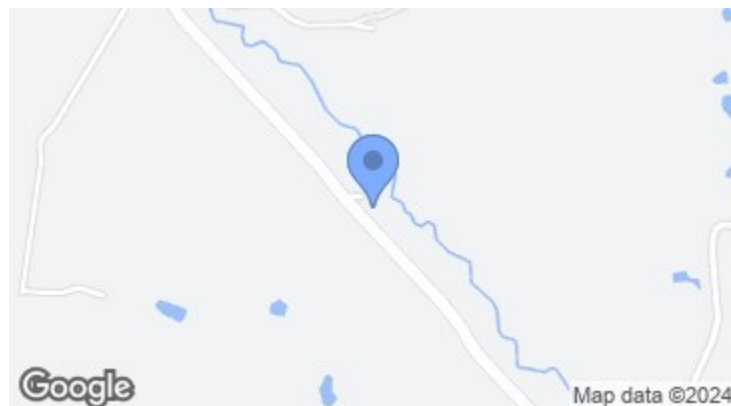
FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 2218 sq. ft, FLOOR 2: 1703 sq. ft  
FLOOR 3: 897 sq. ft, EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5M: 561 sq. ft  
TOTAL: 4818 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		44	66
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



## Lowcross Farm Lowcross

Tilston, Malpas, Cheshire,  
SY14 7DW

£1,395,000

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



For those who want it all, Lowcross Farmhouse offers all the charm and beauty of a traditional Georgian country farmhouse conversion with all the comfort and convenience of a 21st century property. Originally part of the Carden Estate, Lowcross farm has been tastefully converted into a flexible family home, set within 5.2 acres with formal gardens, woodland, paddock, and pond. Perfect for a family large or small, particularly one with pets in tow, this stunning property nestled on the outskirts of Tilston village offers the privacy and fabulous views of the gorgeous Cheshire countryside while remaining in easy reach of cosy country pubs, useful shops and excellent schools. A country lane leads directly from the pretty village of Tilston to Lowcross Farmhouse, where electric gates lead to a large turning area and parking for multiple vehicles, with further parking including two charming timbered carports at the rear of the house. The building itself is set back from the road behind lawns set with shrubs and trees, and, in common with the rest of the gardens, angled south-west to catch the sun.





The Swan at Marbury, among others.

For those looking to commute or for day trips across the area, Lowcross Farmhouse lies close to the A41, with the M56 just 10 miles away and six miles from the station at Whitchurch.

Local schools:- Bishops Heber Malpas, Shocklach/Tilston and Malpas Primary Schools, Kings and Queens Chester 12 miles, Abbeygate 8 miles and Ellesmere College 16 miles.

**LOCATION**

The property is situated close to the village of Tilston, which boasts a primary school, general store/post office, The Garden Arms public house and a parish Church. The larger neighbouring village of Malpas has good local amenities including shops, restaurants, pubs, primary and secondary schooling. The Garden Park Hotel is also located within a short drive with two championship golf courses on site. The A41 and A49 provide a convenient link to the M53 and M56 which facilitate travel to a number of commercial destinations within the North West.

**APPROXIMATE DISTANCES**

Malpas 3 miles, Broxton 4 miles, Farndon 5 miles, Tattenhall 7 miles, Whitchurch 10 miles, Wrexham 11 miles, Chester 15 miles, Tarporley 15 miles, Nantwich 15 miles, Crewe 20 miles, Warrington 34 miles, Liverpool 33 miles, Liverpool John Lennon Airport 36 miles, Manchester Airport 46 miles and Manchester 53 miles. (All distances are approximate - Source RAC Route Planner).

**THE ACCOMMODATION COMPRISES:**

**PORCH**

Canopy porch with two outside lantern-style lights. Wooden-panel entrance door with etched glass inserts and window light above to the Reception Hall.

**RECEPTION HALL**

4.67m x 2.59m (15'4 x 8'6)  
Beamed ceiling with ceiling light point, double radiator with thermostat, decorative tile floor and spindled staircase to the first floor. Wooden-panel doors to the Sitting Room/Study and Living Room.

**SITTING ROOM**

5.56m into window recess x 4.60m (18'3 into window recess x 15'1)



Impressive Inglenook-style fireplace with exposed brickwork, wooden beam and quarry tiled hearth housing a cast-iron log burner, beam to ceiling with light points, oak floorboards, two double radiators with thermostats, telephone point, window overlooking the front and tall window to side.

**LIVING ROOM**

5.49m x 4.55m (18 x 14'11)



Window overlooking the front and two windows to the side, two painted beams to ceiling, two double radiators, TV aerial connection, and chimney breast with tiled hearth, cast-iron open grate and wooden mantel. Wooden-panel door to Dining Room.

This house is packed with period character and allure, from its inglenook fireplaces to its exposed beams to its welcoming woodburning stoves, and this is evident from your first step into the hallway, with its original Ruabon tiled floor and wood panelled walls. From the hall, you have the choice of two light and airy living rooms, both with character fireplaces and giving a wealth of options – perhaps a comfortable living room for snuggling up with the family for movie nights, perhaps a grown up sitting room for coffee with friends overlooking the front garden, perhaps a spacious playroom or an attractive place to work from home.

Moving further into the house brings you to the hand painted kitchen with its range cooker and the large dining room with another wood burner and French windows onto the garden at the back of the house. The heart of the home, with plenty of space for family dinners and entertaining alike: in the winter, cosy up by the fire with hot mugs of cocoa, and in the summer throw open the doors and let the sunshine and warm breeze flood in.

Beyond the dining room, you'll find a shower room, a useful boot room with plenty of space for coats and wellies for the bracing country walks that lie just beyond the door, and a spacious utility room conveniently close to both the kitchen and the back stairs. At the back of the house, there is an annexe with French limestone tiles and underfloor heating that includes a welcoming snug, its own shower room and a cosy mezzanine bedroom. This could easily be converted to a completely independent living space – perfect for overnight guests, a teen looking for a little more independence, or an elderly parent. Upstairs, there is a family bathroom with period fittings and four large bedrooms, all with built-in wardrobes and three of which feature original fireplaces, adding to the rustic charm of this beautiful family home. The master bedroom in particular offers an entire suite of rooms, including a light and airy dressing room with plenty of wardrobe space and a private bathroom with its own bath, perfect for relaxing at the end of the day with a drink and a good book.

On the second floor of the main part of the house there is a fifth bedroom and three further loft rooms with beautiful exposed beams which only add to the flexibility of this unique home – imagine more space to work from home, a gaming room, a teenage hangout or a cosy place to play.

Outside there is a large insulated workshop, a roomy clapboard garden store for those who love pottering around in the garden, and a stable and tack room for that dream of owning your very own horse.

The extensive gardens face south-west so that you can bask in sunshine all year round, while making the most of those summer evenings and some stunning sunsets – and when the temperature drops, head to the heated breezeway, which is also the perfect spot to enjoy an early morning cup of tea while listening to the birds that fill the lovely mature trees.

Lowcross Farmhouse is a paradise for children both inside (who wouldn't want to set up a secret den under those loft room beams?) and out, with a wendy house in the orchard with decking and a firepit, and a pleasant walk up the field to a wildlife pond, for catching tadpoles in the spring and poking around with fishing nets all summer long. With plenty of room to run and play, children of all ages can enjoy freedom to explore whilst being safe enough to put a parent's mind to rest.

Lowcross Farmhouse is beautiful at any time of the year, but it really comes into its own at Christmas, lit by twinkling fairy lights, warmed by woodfires and scented with cinnamon and pine. Enjoy a bracing winter walk – maybe at nearby Beeston or Peckforton – then hurry home to warm up with mulled wine and mince pies around the fire.

If you want to eat out, the Carden Arms, an excellent traditional (and dog-friendly) pub, which was awarded a Tripadvisor Travellers' Choice Award in 2022, is less than a mile away. Further afield, options include The Cholmondeley Arms, The Lion at Malpas The Hare at Farndon, and

**DINING ROOM**

5.28m x 5.18m (17'4 x 17'0)



Beamed ceiling with recessed ceiling spotlights, quarry tiled floor, double radiator with thermostat, French doors to the rear garden, and chimney breast with tiled recess and cast-iron log burner. Wooden-panel door to Hallway.

**KITCHEN**

5.18m x 3.35m (17 x 11)



Fitted with a bespoke range of base and wall-level units incorporating drawers and cupboards with wood-effect worktops. Inset one and half bowl ceramic sink unit and drainer with chrome mixer tap. Freestanding Belling range style cooker with five-ring ceramic hob, hotplate, double oven, grill and pan store. Matching island unit with cupboards and worktop incorporating a breakfast bar area. Contemporary tall radiator, part-wooden-panelled walls, quarry tiled floor, space for fridge and wine cooler, plumbing and space for dishwasher, recessed ceiling spotlights, access to roof void, two windows to the side and rear, and part-glazed stable-type door to outside.

**HALLWAY**

4.95m x 1.96m (16'3 x 6'5)

Beamed ceiling, three recessed downlights with dimmer switch controls, tall tubular radiator with thermostat, quarry tiled floor, feature painted brickwork, wall light point, thermostatic heating controls, and secondary staircase to first floor. Opening to Boot Room and opening to Inner Hall.

**BOOT ROOM**

4.04m plus recess x 3.02m (13'3 plus recess x 9'11)



Beamed ceiling with light point, wall cupboard housing the electric consumer board, feature painted brickwork, double radiator with thermostat, quarry tiled floor, built-in storage cupboard with wine rack and part-wooden-panelled walls, window to side, and part-glazed door to outside,

**INNER HALL**

Beamed ceiling, part-glazed stable-type door to outside, quarry tiled floor, and two wall light points. Wooden-panel latch lever doors to the Utility Room, Shower Room and Annex.

**UTILITY ROOM**

3.71m x 3.02m (12'2 x 9'11)



Fitted with a bespoke range of base and wall-level units incorporating cupboards and basket drawers with oak worktops. Inset Belfast-style sink unit with chrome mixer tap. Plumbing and space for washing machine, space for tumble dryer, space for freezer, ceiling light point, quarry tiled floor, window to side and cupboard housing a Worcester oil-fired central heating boiler.

**DOWNSTAIRS SHOWER ROOM**

Comprising: walk-in tiled shower enclosure with Aqualisa electric shower; low-level dual-flush WC with concealed cistern; and wash hand basin with wall-mounted mixer taps and storage cupboard beneath. Part-tiled walls with wooden panelling, quarry tiled floor, double-glazed rooflight, wall light point, recessed downlights, extractor and ladder-style towel radiator.

**FIRST-FLOOR LANDING AREA**

Split-level landing area with beamed ceiling and recessed ceiling spotlights, smoke alarm, and turned staircase to the second floor. Wooden-panel doors to the Principal Bedroom Suite, Bedroom Two, Bedroom Three and Family Bathroom.

**PRINCIPAL BEDROOM**

5.08m max x 5.08m (16'8 max x 16'8 )



Chimney breast with period fireplace, beamed ceiling, two windows overlooking the side and rear, two contemporary column-style radiator with thermostats, provision for wall-mounted flat screen TV, and four wall light points with dimmer switch controls. Wooden-panel latch lever doors to the Inner Landing and Walk-in Wardrobe.

**DRESSING ROOM**

3.68m x 1.96m to front of cupboards (12'1 x 6'5 to front of cupboards )

Pitched ceiling with two double-glazed rooflights, double-glazed window, double radiator with thermostat, two built-in chest of drawers, and built-in eaves storage cupboards with hanging space. Double-opening wooden doors to the En-Suite Bathroom.

**EN-SUITE BATHROOM**

2.79m x 2.13m overall (9'2 x 7 overall )

Modern white suite with chrome-style fittings comprising: panelled bath with mixer tap and shower attachment; tiled shower enclosure with Mira electric shower and folding glazed door; low-level WC; and wash hand basin with mixer tap and storage cupboard underneath. Double-glazed rooflight, part-wooden-panelled walls, vinyl floor covering, recessed ceiling spotlights, extractor, wall light point and ladder-style towel radiator.

**BEDROOM TWO**

5.51m into wardrobe x 4.57m (18'1 into wardrobe x 15 )



Window overlooking the front, double radiator, beamed ceiling with two ceiling light points, chimney breast with wooden panelling and two wall light points, and fitted wardrobe to each recess. Wooden-panel connecting door to Dressing Room.

**BEDROOM THREE**

4.88m'3.35m x 4.88m'0.91m to chimney breast (16'11 x 16'3 to chimney breast )



Two windows overlooking the side and rear, fitted bedroom furniture incorporating wardrobes and drawers, beamed ceiling with ceiling light point and dimmer switch controls, chimney breast with cast-iron fireplace, radiator with radiator cover, two wall light points, and three downlights.

**BEDROOM FOUR**

5.51m x 4.57m (18'1 x 15)



With three windows overlooking the front and side, chimney breast with cast-iron fireplace, built-in triple wardrobe with hanging space, shelving and three storage drawers, two double radiators with thermostats, and beamed ceiling with ceiling light points.

**FAMILY BATHROOM**

2.59m x 1.93m (8'6 x 6'4)



White suite with chrome-style fittings comprising: panelled bath with wall-mounted mixer shower, canopy-style rain showerhead, extendable

shower attachment, and glazed shower screen; high flush WC; and wash hand basin with storage cupboard beneath. Part-wooden-panelled walls, cast-iron radiator, vinyl flooring, beamed ceiling with ceiling light point, two wall light points, and window overlooking the front.

**SECOND-FLOOR LANDING**

4.29m x 2.62m overall (14'1 x 8'7 overall )

With spindle balustrade, double radiator with thermostat, vaulted ceiling with double-glazed rooflight, built-in storage cupboard with sliding doors. Wooden-panel latch lever doors to Loft Room One, Loft Room Two and Loft Room Three.

**LOFT ROOM ONE**

5.18m x 4.27m max (17 x 14 max )

Currently used as a play room with pitched ceiling and two purlins, double radiator with thermostat, built-in eaves storage with sliding doors and window overlooking the rear garden.

**LOFT ROOM TWO**

5.69m max x 4.78m max (18'8 max x 15'8 max )

Currently used as a games room and gym with pitched ceiling with recessed spotlights, double-glazed rooflight, double radiator with thermostat, window to side, and built-in cupboard housing a Heatrae Sadia Mega flo pressurised hot water cylinder.

**LOFT ROOM THREE**

5.44m x 4.95m max (17'10 x 16'3 max )

Currently used as a storage room with a window to side, pitched ceiling with two ceiling light points, and original exposed beams.

**SECOND FLOOR OFFICE/BEDROOM**

5.16m x 2.92m to cupboards (16'11 x 9'7 to cupboards )



(This room is approached via the secondary staircase). Pitched ceiling with two purlins, ceiling light point, radiator with radiator cover, built-in storage cupboards to eaves with hanging space, and window to rear.

**ANNEX**

Potential guest annex with Snug, Shower Room and Mezzanine Bedroom.

**SNUG**

5.66m max x 4.39m max (18'7 max x 14'5 max )



Impressive brick chimney with brick hearth, wooden mantel and contemporary cast-iron log burner, recessed ceiling spotlights with dimmer switch controls, radiator with radiator cover, three double-glazed windows, double-opening French doors to the rear garden, stone tiled floor, two wall light points, exposed wall timbers, TV aerial connection, spindle staircase to a mezzanine bedroom and wooden-panel latch lever door to vestibule.

**VESTIBULE**

1.63m x 0.99m (5'4 x 3'3 )

Double-glazed window to side, stone tiled floor, recessed ceiling spotlights, wooden-panel latch lever door to shower room.

**SHOWER ROOM**

2.69m x 1.68m overall (8'10 x 5'6 overall )

Comprising walk-in tiled shower enclosure with Mira electric shower,