



# WOODLAKE HOUSE

Tattenhall, Cheshire

**Rickitt**  
Partnership

## Elegant period home with beautiful views of three historic castles

Charming Grade II\*listed detached house ♦ Five bedrooms including large loft room ♦ Six reception rooms ♦ A wealth of period and character features ♦ On the edge of Tattenhall Village ♦ Great views across open fields and countryside ♦ Beautiful views of Beeston, Bolesworth & Peckforton Castles ♦ Private and well kept gardens and attached double garage

A unique and delightful Grade II\* listed five bedroomed country house located on the edge of Tattenhall Village with great views across open countryside, Peckforton Hills as a dropback and views of Beeston, Bolesworth and Peckforton Castles. This historic home with Tudor origins was remodelled in 1683, with later additions in the 1800's. The property has six reception rooms and a wealth of character features throughout including a Jacobean staircase, 17th century stone inglenook fireplace and exposed beams. The house sits within approximately 0.8 acre with extensive well kept gardens, cobbled courtyard offering parking leading to a good sized double garage and workshop. This truly is a fantastic family house with its unique atmosphere reflecting its age, position and heritage.

The house is ideally located close to Tattenhall Village, 2/3 miles, Chester City Centre 9 miles, Crewe Station 20 miles with direct services to London 100 mins by train, Liverpool 34 miles and Manchester 47 miles. Superb schools with local school bus services to Kings, Queens, Ellesmere College, Moreton Hall and Bishop Heber.

### Entrance Hall

Exposed timber ceiling. Fusebox.









### **Snug**

Exposed brickwork fireplace with log burner. Windows to both sides. Built in small shelving. Exposed beamed ceiling. Radiator.

### **Drawing Room**

Large 17th century inglenook open fireplace surrounded by partly exposed sandstone with beam above. Ornate Jacobean staircase to first floor. Exposed beamed ceiling. Window to sun room. Window to rear. Radiator.

### **Dining Room**

Nearly full length bi-folding doors which open onto paved terrace and garden, ideal for summer entertaining. Radiator.

### **Breakfast Kitchen**

Bespoke farm house style oak kitchen with a range of wall and base units with granite work surfaces and Belfast style sink with mixer tap. Tiled splashback. Large oil fired Aga. Floor to near ceiling cupboard with integrated fridge and freezer. Integrated dishwasher. Window to side. Window to rear. Tiled floor.

### **Kitchen inner Hall**

Part exposed sandstone wall. Pantry/walk in cupboard with shelving. Window to side. Tiled floor.



### **Sun Room**

Bi-folding patio windows to rear garden. Window to front. Radiator.

### **Cloakroom**

Low level WC and hand wash basin. Floor to near ceiling window to side. Radiator. Part exposed brick wall.

### **Study**

Built in cupboard with storage above. Large window to rear. Radiator.





### **Inner Hall**

Open staircase to first floor loft room with cupboard below. Exposed beam ceiling. Door to garden.

### **Games Room**

Two doors to garden with window above. Exposed beam ceiling. Part wood panelled walls.

### **Utility Room**

Range of base units with timber work surface above and Belfast style sink with mixer tap. Space for washing machine and dryer. Tiled floor. Small window to front. Tiled splash back.

### **First Floor Landing**

Oak open staircase to second floor. Window to side and small window to front. Radiator. Exposed beam ceiling.

### **Bedroom One**

Part exposed brick fireplace with large ornate stone surround. Range of fitted furniture including wardrobes, dressing table and drawers. Windows to side and rear. Exposed beam ceiling. Radiator.

### **En suite Shower Room**

Walk in shower, low level WC and corner hand wash basin. Part tiled walls. Two small windows, one to front and one to side. Radiator.

### **Bedroom Two**

Window to either side. Hand wash basin with tiled splash back. Radiator.

### **Family Bathroom**

Bath with mixer tap and separate hand held showerhead, walk in shower, low level WC, bidet and hand wash basin. Built in cupboard. Part timber panelled walls. Exposed beam ceiling. Window to each side. Small radiator. Heated towel rail.

### **Second Floor Landing**

Exposed beams. Window to side. Radiator.

### **Bedroom Three**

Window to rear and skylight to side. Built in wardrobe, fitted dressing table with drawers. Exposed beams. Radiator. Into small room off, with window to side and fitted base units. Radiator.

### **Bedroom Four**

Skylight to side. Fitted wardrobes and dressing table with drawers. Exposed beams. Radiator.

### **Shower Room**

Walk in shower, low level WC and hand wash basin with vanity unit below. Tiled walls. Exposed beams.

### **Loft Room/Bedroom Five**

Large room ideal for teenager suite comprising of sitting area and two platform areas on first floor. Exposed beams and exposed brickwork. Three skylights. Six radiators

## **Outside**

### **Double Attached Garage**

Two single garage doors to front. Frosted window to side. Opening onto workshop area with window to side and double doors to garden.

### **The Grounds and Garden**

There are well kept grounds and a delightful main garden is mainly laid to lawn with mature trees, shrubs and plants. There is a paved terraced sitting area with greenhouse and attached tool shed. A large paved terrace area to the house with pond and water feature. The house is surrounded by open fields and countryside, with the Peckforton Hills along with views of three historic castles Bolesworth, Beeston and Peckforton. In all the house sits within approximately 0.8 acre.

### **Property Information**

The council tax is band G. We understand the property is freehold. With mains water and electricity are connected, with private drainage. Oil fired central heating and hot water.

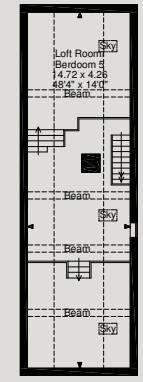
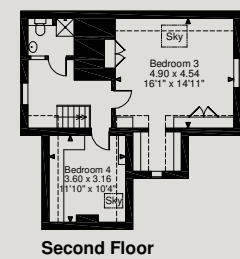
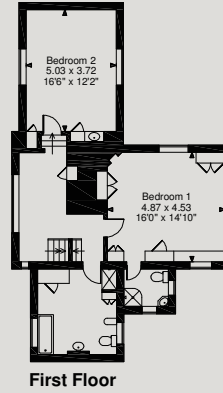
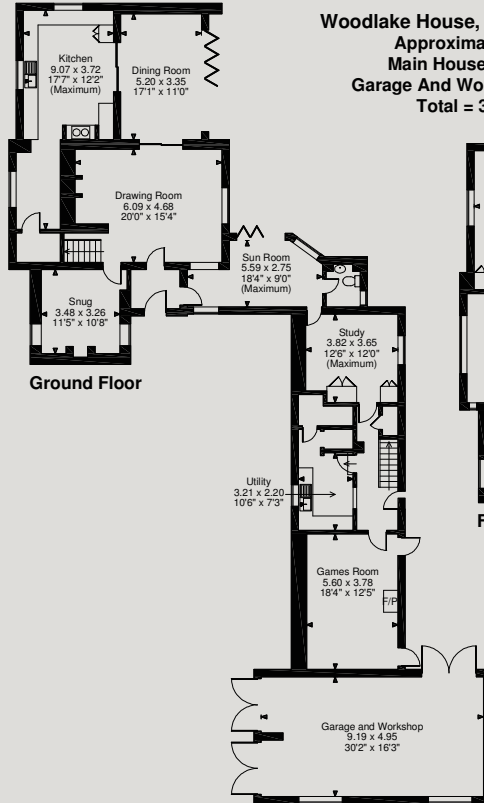






# Floorplans

**Woodlake House, Bolesworth Road, Tattenhall**  
**Approximate Gross Internal Area**  
**Main House = 3465 Sq Ft/322 Sq M**  
**Garage And Workshop = 490 Sq Ft/45 Sq M**  
**Total = 3955 Sq Ft/367 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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