



LARKSPUR HALL



Rural But Not Remote

Wrapped up in woodland coppices and rurality, Larkspur Hall is surprisingly accessible, within easy reach of Cuddington Station for links into Chester and Manchester and only a short distance from the A556 for motorway links to Manchester and Liverpool.

Turning off the private lane, pull through the secure, electric gates and along the sweeping gravel driveway where there is ample parking, alongside a double garage.

Set on split levels, Larkspur Hall's unique design affords it spacious, versatile rooms and a seamless flow, with sociable spaces in which to gather, and private pockets for rest and relaxation, alongside exclusive features such as a gym, cinema and separate pool room.



A Warm Welcome



Step into the entrance hall, where the airy and light feel of the home is instantly palpable. Neutral décor pervades throughout for a bright blank canvas effect, personalised by splashes of colour in the John Lewis-led interior design. Amtico flooring, oak doors and an impressive oak staircase add a classic feel to this home, warmed throughout by underfloor heating.

On the entrance level, turning right discover a handy cloakroom with wash basin and WC, and a separate utility room, with sink, plumbing for washer and dryer and fitted storage cabinets, offering access outdoors. Both are beautifully tiled in travertine. To the right a study is also peacefully positioned, ideal for those working from home. Fibreoptic Wi-Fi cabling features throughout the home.





Versatile Spaces

Take the oak stairs down to a lower level, devoted to leisure, where directly ahead a carpeted and stylish cinema room awaits, fitted with a bespoke Neville Johnson widescreen television and wired-in Dolby speakers.

Also on this level is a capacious sized gym, with bespoke fitted mirrors. A designated work-out space with ample space for all your weights, treadmill, yoga mat and more.

Take the oak, carpeted staircase up to the first floor to discover the main entertaining level, a floor with consistent and coherent flow where both kitchen, dining and lounge link up seamlessly.



“There are so many different rooms to do different things in, music and games for children, a cinema, gym and outside you also have a pool room.”



Entertaining Haven

Glass doors open to the tiled floor of the enormous kitchen, where the dining room extends ahead, within its own glass enclosed conservatory style alcove, with sublime views out over the rear garden. Dine indoors or alfresco, opening the double doors out to the terrace.





“The home has great flow and scale; the main living floor has a real joined up party feel – it’s a great entertaining home.”

Oak cabinetry provides masses of storage in the kitchen, with plenty of preparation space on the granite worktops, which also cover the central island-breakfast bar, accommodating seating for four alongside the five-ring gas hob, set beneath an extractor hood. Further Neff appliances include two double ovens, dishwasher, double American-style fridge and built-in microwave, with a Siemens coffee machine also in situ.





Light and bright, continue through glazed double doors and into the lounge, a wonderfully proportioned square room with views out to the front and rear, over the patio and raised garden. Carpeted in beige, a stone fireplace accommodates a contemporary gas fire, issuing warmth throughout. Another set of French doors opens to the patio, continuing the constant connection of the home with the garden.

Relax & Unwind

Take the steps up again, turning left to enter the serene and soothing sitting room, where a bay window provides impressive views out over the garden. With a gas fireplace and ample space, this room could serve well as a playroom or music room.

Another short series of stairs leads to the bedrooms, turning right to arrive at the spacious second bedroom. Walk-in wardrobe space accompanies beautiful views over the garden, via both a bay window spacious enough to accommodate an armchair and a Juliet balcony. Spotlighting above shines down ambiently, with a handy ensuite featuring shower, wash basin and WC, fully tiled to the walls and floor.



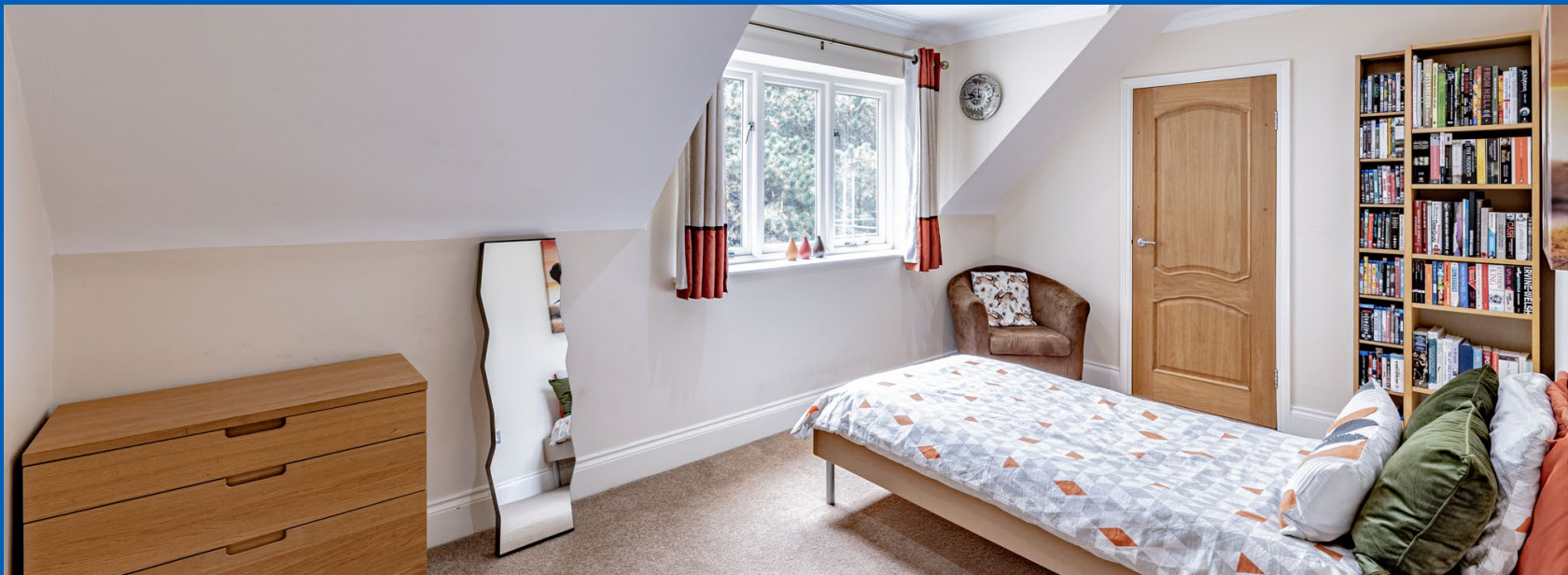


Refresh Your Senses

Returning to the landing, refresh and revive in the family bathroom, beautifully tiled to the walls and floor and furnished with a large, contemporary freestanding bath with wall mounted tap, large walk-in shower, wash basin with vanity drawer storage and WC.

Across the way, the third bedroom is carpeted and decorated in the same neutral palette as the bedrooms throughout Larkspur Hall, spacious and bright and with a built-in wardrobe.

Next door lies bedroom four, a light and bright bedroom featuring twin beds, whilst the fifth bedroom next door currently serves as a home office.





Bedroom Bliss

Ascend the stairs once more to the uppermost floor, where you will find the principal suite. Grandly sized, light and bright, and with its own dressing room, fully furnished with bespoke Neville Johnson mirrored wardrobes. Additional cupboard storage in the eaves opens to reveal access to loft space. A home with storage in abundance, two large lofts above the main bedroom and second bedroom offer even more space for suitcases and Christmas decorations.

Outdoor Oasis

To the front, mature trees and the landscaped gravel drive create a formal feel to Larkspur Hall. Feature lighting adds an impressive appearance after dark, also continuing to the rear.

Elevated patio stretches along the rear of the home, providing ample opportunity to sit out and enjoy refreshments in the garden. Below, landscaped lawns extend, perfect for children and pets, whilst the stunning laburnum arch is ablaze with colour in late spring, as the scent of wisteria drifts through the air.

With many seating areas dotted around the different levels, follow the sun as it moves around this low maintenance, south-facing garden.

On another lower garden level discover the pool room, clad in wood and with a cubicle for changing; the perfect way to start your day come rain or shine. Behind the pool a pump room houses all the workings for the pool system and also provides storage space.

Another level serves as a kitchen garden, brimming with fruit trees, flowers and herb beds.

Soak up the sunshine on the lower patio or enjoy a starlit dip in the hot tub on the patio by the kitchen. This garden, safe, secure and enclosed for children and pets, is to be enjoyed throughout the seasons.



Out and About

Enjoy the delights that lie on your doorstep. Within easy walking distance of Larkspur Hall are two friendly local pubs, The White Barn on the corner in Cuddington and The Blue Cap a little further yet still in walking distance.

Wine lovers can walk to Define and dine out in style. With an abundance of local woodland close by, pop the dog on the lead and head out to discover the different tracks and trails. Head to the reforested old quarry overlooking Hartford or walk the Whitegate Way.

For entertainment head to the cinema in Northwich, or browse Chester's wide selection of shops, only 25 minutes away. Liverpool is also conveniently close, only 30 minutes by rail from Hartford Station. Manchester is also easily reached via rail, with Cuddington Station only minutes' walk away.

Commute by car into the nearby cities and towns with ease, close to both the A556 and A49.

Families are well placed for schools, with Sandiway and Cuddington Primary Schools within walking distance and independent schooling available at The Grange in Hartford. Meanwhile for sixth form study, catch the train from Cuddington to Northwich for Sir John Deane's College.

The ideal family home, children can grow up in a safe and secure rural environment, with all the amenities within easy reach. Family friendly, light, luxurious, spacious and homely, Larkspur Hall is a home with space to come together and share laughter whilst offering plenty of spaces to retreat and seek sanctuary.

*** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering ***



LARKSPUR HALL

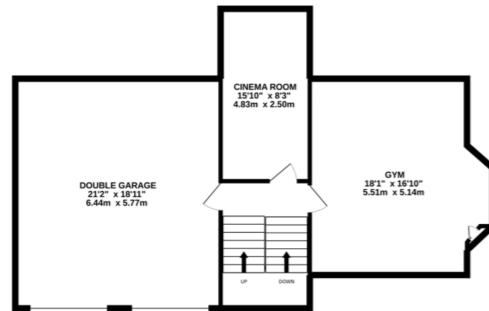
Specification List

- Large, multi-level family home
- Set in expansive, landscaped & private grounds
- 3324 square feet of living space plus double garage and pool room
- Several reception areas
- Five bedrooms
- Three bathrooms

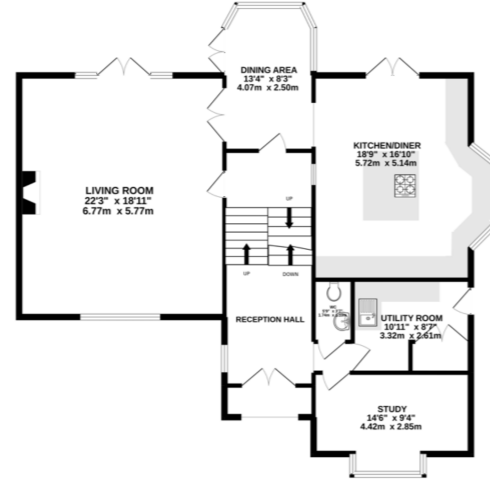
SWIMMING POOL
248 sq.ft. (23.1 sq.m.) approx.



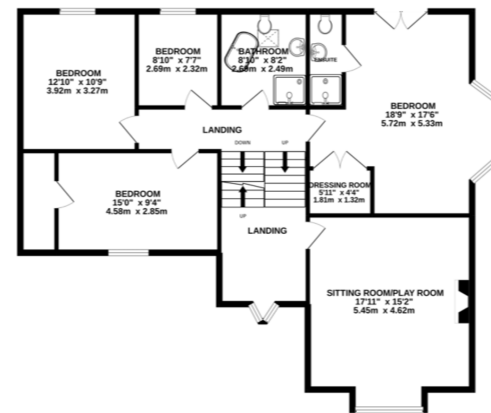
LOWER GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



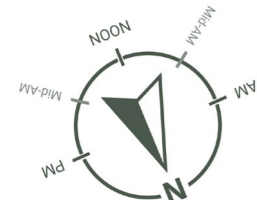
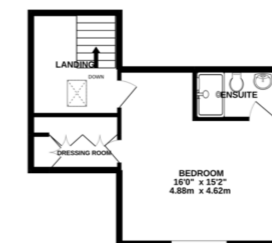
GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR
1180 sq.ft. (109.6 sq.m.) approx.



2ND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 3952 sq.ft. (367.1 sq.m) approx.
Excluding Double Garage and Swimming Pool 3324 sq.ft. (308.8 sq.m.)

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.
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SEE IAN'S
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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