



The Old Rectory
MARSTON



Combining characterful features, period warmth and all the perks of a modern, future-proofed home, could The Old Rectory be the answer to your property prayers? Tucked away behind a secure, electric-gated entrance, The Old Rectory stands peacefully within its spacious grounds, unseen from the road.

“It’s the character, you don’t find many homes like this. You’ve got contemporary living in a traditional home.”

Pull off Ollershaw Lane, through the electric gated entrance and along the freshly laid block paved driveway, where there is ample parking for more than ten cars. An upgraded garage, furnished with a new, roller shutter door offers further parking, while the neighbouring garage is currently used as a workshop.

Historic Haven

A historic home, built in 1882 for local clergy, The Old Rectory's imposing gables lend credence to its Victorian heritage. Originally one home, the building was divided into two in 2000, with The Old Rectory formed from the main portion of the former rectory.

Retaining a host of original features, including cast iron fireplaces, brick mullion, stained glass and beautifully carved wood panelling, The Old Rectory yet transcends traditional expectations of a period home, transitioning seamlessly through thoughtful and diligent extensions and upgrades to offer the ultimate in modern living.





Solace Awaits

Step beneath the sheltered porch entrance and into the entrance hall, closing the front door and sensing the separation from the wider world, courtesy of the robust stone walls throughout the home.

Immediately on the left, a handsome wooden door with original stained glass opens to the large cloakroom, furnished with vanity unit wash basin, WC and traditional style heated towel radiator. Fitted with new glazing throughout, brick mullion windows make their first appearance, a striking feature in so many of the rooms at The Old Rectory.



Seek Sanctuary

Sanctuary awaits in the sitting room, a serene space where original brick mullion, stained-glass windows look out onto the garden room beyond. Cream carpet is cosy underfoot, whilst the gas fire, nestled within a herringbone Cheshire brick surround emanates warmth, with handsome, original oak panelling serving as its backdrop.

The ultimate Christmas room, dressed in garlands and a Christmas tree, the lounge retains its warmth in the winter, whilst offering cool refuge in the height of the summer months.





Versatile Spaces

Returning to the entrance hall, make your way across to a versatile reception room. Once used as the formal dining room, with wooden flooring and a gas stove, this room currently serves as a home office.

A traditional door opens from the entrance hall into the kitchen, part of a 21st century extension to this characterful Victorian home. Blending antiquity with modernity, the impressive inglenook fireplace with gas wood-burning stove retains its original red tiled hearth.



Seamless Flow

Gleaming white tiles underfoot reflect the inset spotlighting, whilst granite worktops and windowsills reflect the light and emphasise the space available in this substantial room. Seamless storage can be found throughout the kitchen, fitted four years ago by local company Signature Kitchens.

Furnished with an electric Rangemaster cooker with gas hob, electric oven with modern Neff extraction unit, the cabinetry seamlessly surrounds the freestanding American style fridge-freezer.

Within the sociable central island discover a built-in wine cooler and dishwasher, whilst in the larder cupboard a granite shelf serves as a nod to the history of the home; perfect for extending the use by of your freshly baked loaf. Tucked away in the utility room, discover plumbing for a washer and dryer.





Let There be Light

Sliding doors open to the Orangery, where sun streams down through a large roof lantern and a wall of bifolding doors that open to the garden beyond.

A feature brick wall encompasses a working log burner, ensuring this capacious 40sq metre orangery serves as a sociable space for entertaining throughout the seasons.

The ultimate family room, with views over the garden, patio, sunken seating area and farmers' fields beyond, lounge and dining area combine, with plenty of space for family games nights.



From the entrance hall, sneak a peek down the stairs to the cellar, freshly decorated and offering wine storage space for seven or eight racks (which is the equivalent of around 400 bottles of wine).

Make your way up the stairs to the first-floor landing, turning left to reach a light and bright double bedroom, with wooden flooring, grey décor and a wealth of full height fitted wardrobes. Views extend over the garden to the front and across to country views as far as the eye can see.

Fitted storage features once more in the master bedroom across the landing, where peaceful views continue to the rear, over the garden and out over fields. Freshen up in the elegantly tiled shower room ensuite, with WC and LED mirror over the wash basin. Wake up with the new day, as the sun rises beyond your window.

“I like the quirky shape of the eaves where the roof comes down in the master suite.”

A home brimming in beautifully designed storage, more can be found along the landing, before arriving at a third double bedroom. Stone mullion windows create a series of snapshots of the scenic countryside to the rear of The Old Rectory, whilst ample storage awaits in the fitted wardrobes.





Luxuriously appointed, relax, rejuvenate and refresh in the family bathroom, where plank-effect tiling is warmed by underfloor heating. Spacious, airy and light, in pride of place, the free standing slipper bath with chrome waterfall tap is bathed in sunlight from the large window.

Refitted in 2020, this impressive bathroom also features a wall of floating vanity unit storage, twin wash basins with wall-mounted taps and a WC with Geberit flush panel. There is also a separate shower with stone tray, alcove shelving and wall panel controls alongside a contemporary matte finish, heated towel radiator.

Up on the second floor, two additional, spacious bedrooms await. To the front, overlooking the fields and countryside, a large double bedroom features a handsome feature fireplace, whilst to the rear another cast iron fireplace adds character to the second bedroom, which also basks in blissful countryside vistas.



Welcome to Paradise

Lovingly landscaped with no expense spared within the last 12 months, the outdoor space at The Old Rectory is a revelation.

Indian stone paving precedes the large lawn, which flows back to meet the fields beyond, separated by a meticulously rebuilt stone wall.

Borders feature planting and trees, whilst there is ample space to entertain in the large, oak-gazebo covered seating area which offers shelter in all seasons, sunken garden and composite decking making the garden the perfect place for family gatherings and special occasions.

To the side of the garden, a large area of Indian stone paving could be the perfect space for canine companions. Whilst plenty of storage can be found for mowers in the new tool shed. There is also a boarded-out room above the garage that is ideal for storage.



“Everything is of the highest quality. This home and garden have been designed to last.”

Out and About

Semi-rural, The Old Rectory is surrounded by a series of footpaths and lanes, offering an abundance of walks, yet is handy for road links, offering easy access via motorway and rail into Manchester and Liverpool.

With walks on the doorstep, turn left out of the gate and walk to Neumanns Flashes, a six-mile loop that is part of the Northwich Woodlands, and a haven for nature and rare species including the Dingy Skipper butterfly.

On the return journey, be sure to call in at the Salt Barge Pub. Just a five-minute walk from The Old Rectory, this old fashioned, family and dog friendly pub lies next to the canal, serving up local ales and home cooked food, with a large play area for children outside. In nearby Great Budworth, there is a wide range of hostelrys to choose from.

Just a mile and a half down the road takes you into Northwich town centre, where a cornucopia of shops, supermarkets, cafés and bars awaits.

Families are well placed, with a range of primary schools just a five-minute drive from The Old Rectory in the surrounding villages of Wincham, Great Budworth and Hartford.

Commuting is so convenient, with the nearest train station at Northwich just a mile away and offering links to Liverpool or Manchester via Stockport. You can also pick up a tram from nearby Altrincham.

With everything on your doorstep, discover the peace you didn't know was missing, at The Old Rectory, a safe, secure, spacious and characterful home, future proofed for modern living, in the heart of the Cheshire countryside.

** 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. **



Ask the Owners

Where do you go when you need...



Groceries?

SPAR in Wincham



A walk?

Marbury Park just 2 miles from The Old Rectory



A bite to eat?

Cheshire Grill in Lach Dennis



A day out with the family?

Tatton Park in Knutsford or Arley Hall and Gardens in Arley



School?

Wincham Primary School or Cransley School



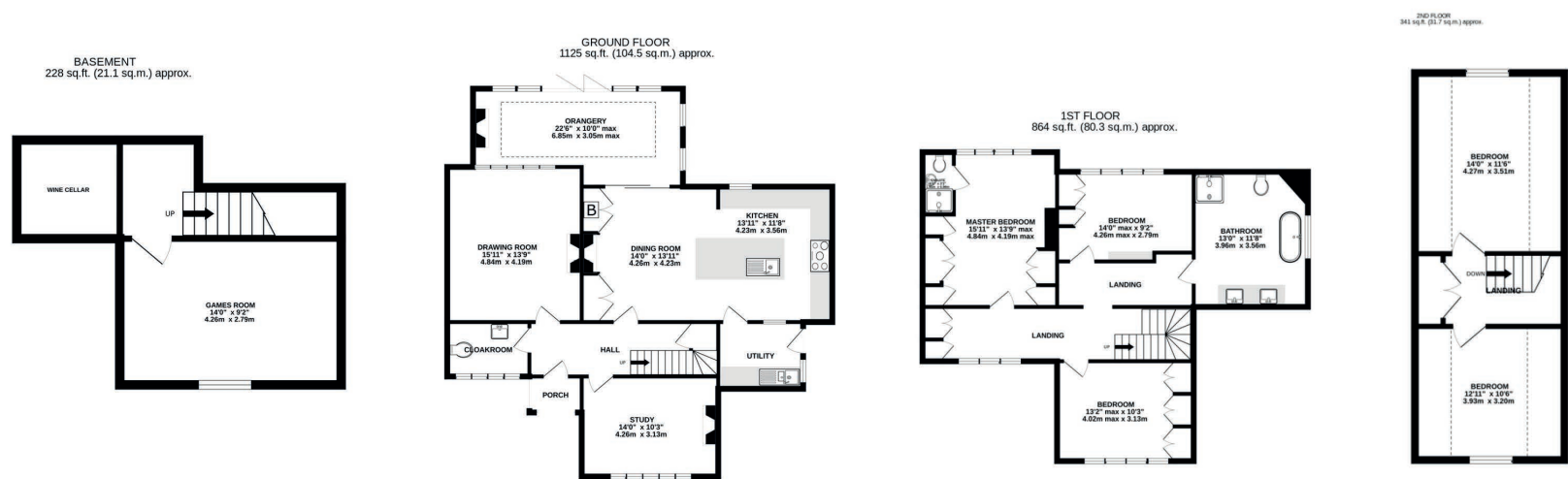
A local pub?

The George and Dragon in Great Budworth



Specifications

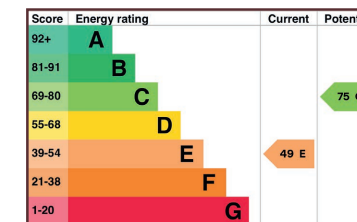
- Characterful period home in the semi-rural location of Marston
- Rich in history, retaining original features including cast iron fireplaces, stained glass, wood panelling and brick mullion
- 2715 square feet of internal living space
- Large roof lantern and bifolding doors
- Various entertaining areas
- Plenty of nearby amenities and excellent transport links



TOTAL FLOOR AREA: 2715.5 sq.ft. (252.3 sq.m.) approx.

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.

See Phil's
Video
Tour



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