

Safe View
Whitegate



Aspirational living awaits at Vale View, formerly known as Vale View Farm, a secure, sunny, south-facing and spacious home that has been refurbished to offer timeless living, in the prestigious village of Whitegate, near Northwich.



Sought after setting

Well connected via road and rail links to offer easy access to Chester, Manchester, Liverpool and London, escape to the rural retreat of the Cheshire countryside at Vale View, whilst remaining connected to the wider world.

Peacefully set along a quiet country lane, Vale View is privately positioned behind a mature laurel hedge and wooden gated entrance, illuminated at night and offering secure access to the large front driveway and garage, with paved pathways to either side.

A handsome 1930's bungalow, rebuilt and transformed into a contemporary two storey home in 1992, Vale View is a home reborn, retaining but a selection of handsome original timbers from its former incarnation.





Welcome home

Refurbished in recent years, with an updated kitchen installed in 2023 and replacement bathroom fitted within the last five years, Vale View offers modern living in a light-filled environment, with fantastic access to the outdoors.

With ample parking available outside, step inside, onto the coir matting of the spacious and bright entrance hall, whose double height, wooden ceiling creates an airy ambience instantly upon arrival.

Homely and warm, with neutral, light walls, Vale View is a home with timeless appeal and incredible flow. Wooden flooring runs throughout the downstairs, with access available, via the door on the right, into the large double garage where there is ample storage space, a utility area, and room also for two cars.

Double doors open from the entrance hall into an inner hallway, where the kitchen awaits ahead.



Heart of the home

Light-filled and open to the dining area and living room beyond, the kitchen at Vale View is at the heart of the home. Sunny and south facing, natural light streams in through the French doors to the rear, warming the space throughout the day.

“The warmth of the sun in the rooms is lovely, we live in this area, it’s our favourite room.”

Storage is in abundance, with a host of fitted appliances including a dishwasher, freezer, fridge, oven and hob, with timeless, traditional worktops.

Tiled underfoot, there is so much space to zone this room to allow for dining and relaxation in one, with easy, instant flow out into the garden in the height of summer for alfresco dining.





Wine and dine

Returning to the inner hallway, entertain family and friends on special occasions in the dining room. A delightfully light room with a versatile nature, it could also serve as a study, snug or playroom.

With panelling to the lower walls, sneak a peek at the downstairs WC, with wash basin, before making your way into the study a little further along the hallway. Carpeted underfoot, this spacious and light room looks out to the garden and trees to the rear.

Comfort awaits in the family lounge at the end of the hallway where a gas real-flame fire issues warmth and welcome from within its handsome stone surround. An enormous room with plenty of room for sofas, light pours into the lounge from windows to the side and French doors which provide instant access out to the wide patio which runs along the rear of the home. Savour the open views out over the garden and to the fields beyond.







Bedtime beckons

A modern, open tread staircase ascends from the entrance hall to the landing, where turning right and then immediately left lies the first of five bedrooms. Dressed in modern hues of soft grey and white, with dusky pink accents to a feature wall, ample storage awaits in the eaves of this large double bedroom, with views out over the garden.

Next door, sanctuary awaits in the master bedroom, where windows provide incredible views out over the garden and open fields and countryside to the rear. A spacious and bright bedroom with plenty of fitted storage in the dressing area, wake up to glorious views before freshening up in the shower room ensuite, also furnished with chrome heated towel radiator, WC and wash basin.





Refresh and revive

Refreshment can also be found in the main bathroom, fully tiled and furnished with vanity unit wash basin, heated towel radiator, LED mirror and bath with overhead shower.

Another bright and neutrally decorated bedroom can be found next door. A delightful double bedroom, windows offer leafy vistas out to the fields to the front of the home across the quiet lane.

Also offering far reaching views out over the fields and hedgerows to the front is a fourth double bedroom next door, carpeted and dressed in soothing shades of cream.

Returning to the landing, from the top of the stairs, turn left to discover a sequestered guest bedroom up two steps and looking out over the fields to the rear. With original exposed beams revealed in the walls and ceiling, there is a cosiness and warmth about this fifth double bedroom, initially used as a playroom, and with ample storage in the eaves to the sides.



Outdoor entertaining

Wrapping around the home via neatly paved and securely gated paths to either side, the garden at Vale View runs up to estate fencing, preserving the far-reaching views out over the countryside beyond.

Soak up the sunshine and entertain over the summer months on the large patio to the rear of the home, with ample space for children's games on the large, flat lawn, edged in mature borders brimming with shrubs and trees.

A private garden, that comes alive with colour in the spring and summer, the front garden is privately tucked away behind a mature laurel hedge, with open views to the rear, and a large garden shed, behind which there is an enclosed bin storage area.

With three areas of garden to explore and admire, Vale View is a spacious oasis of calm: indoors and out.



Out and about

Beautifully situated within walking distance of the Whitegate Way, Vale View is serenely set with horses roaming the fields to the rear.

In less than ten minutes, you can walk to The Plough, a traditional country pub with window boxes brimming with colourful flowers in the summer months, where you can pick up documented, guided walks around the local area. These are also available online for download and range from 40-minute ambles to 2.5-hour routes taking in the back of Dalefords Lane, the paddocks and the Whitegate Way.

Also nearby, you can enjoy a drink and dining at Define Food and Wine, a well-established bistro in Sandiway, whilst Pesto at Cabbage Hall in Tarporley is also ideal for lovers of Italian cuisine.

Close by, you can pick up your essentials from well-known local farm shop The Hollies, within easy cycling distance of Vale View.

The Oulton Park Circuit is only ten minutes away in Little Budworth for motorcar racing, out of earshot but within easy reach for a day out. With two golf clubs nearby, at Vale Royal Abbey and Sandiway, you're only ever ten minutes away from your next round of golf.

Families are well catered for, with a large cinema complex available in Northwich alongside a wide selection of local schools, including a village primary school, and several state, secondary and independent schools in nearby Hartford, including The Grange School, which ranks within the top 10 per cent of UK schools. There is also a playgroup within five minutes' walk.

Commute with confidence and convenience from a number of local stations, including Cuddington (with links to Chester and Manchester) and Hartford (connecting you to Liverpool and London). Furthermore, there are stations at Winsford and Crewe.

Rural but not remote, enjoy the best of both countryside and city links at Vale View, a unique, individual home in a sought-after location, offering plenty of space for families or young professionals, or those seeking to relocate to the restful tranquillity of the 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 Cuddington



A walk?

The Whitegate Way which stretches for 6 miles (10km)



A bite to eat?

Define Food and Wine in Sandiway



A day out with the family?

We like to visit Chester which is a 30 minute drive away, or North Wales



School?

Whitegate Village Primary School



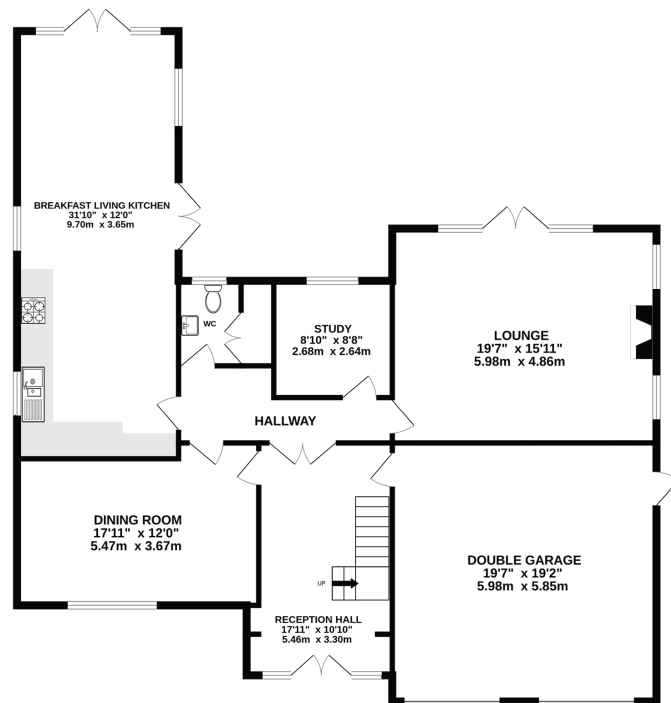
A local pub?

The Plough in Whitegate

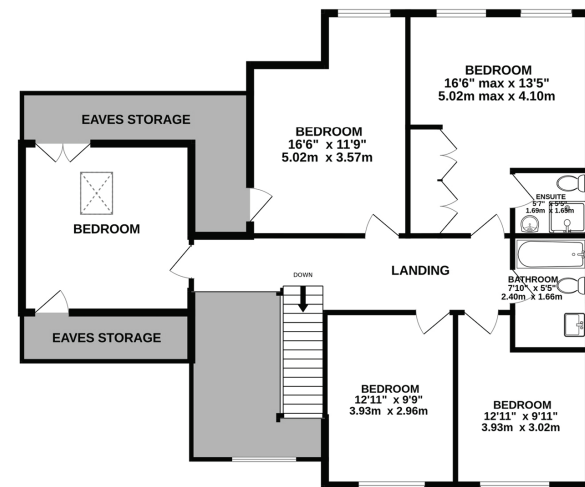


Specifications

GROUND FLOOR
1634 sq.ft. (151.8 sq.m.) approx.



1ST FLOOR
990 sq.ft. (92.0 sq.m.) approx.

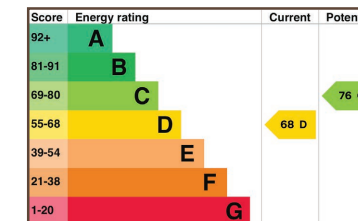


TOTAL FLOOR AREA: 2624 sq.ft. (243.8 sq.m.) approx.

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.

- Privately positioned in the prestigious village of Whitegate
- 1930's bungalow, rebuilt and transformed into a contemporary two storey home
- 2624 square feet of internal living space
- 5 bedrooms, 2 bathrooms
- Rural views to the rear
- Situated within walking distance of the Whitegate Way
- Excellent transport and commuter links nearby
- Double garage

See Phil's
Video
Tour



Unable to locate the property?

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