

DORE COTTAGE, WHITEGATE





Leave the hustle and bustle behind and escape to tranquillity, at Dore Cottage, a private and peaceful family home, wrapped up in gardens in the heart of Whitegate.

With walks unfurling from the door, Dore Cottage is a rural retreat, tucked behind electric wooden gates, which open to a cobbled driveway affording plenty of parking.

Basking in sunlight and surrounded by mature gardens, sense the serenity of Dore Cottage; a peaceful haven, and a place in which to retreat from life's busy-ness. A detached garage with workshop is available, with sink and electricity.





*“People will often stand at the gates admiring the garden and the view – it is quite special.”*

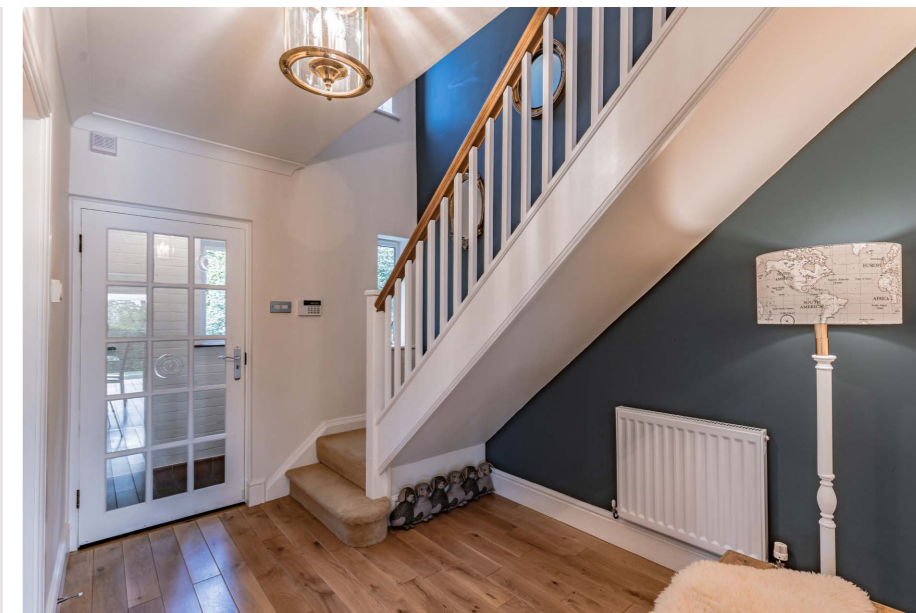
## RURAL RETREAT

A home comprehensively refurbished by the current owners during their 20-year tenure, Dore Cottage has been extended and updated, creating a spacious home with a modern, open flow, perfect for family living.

The handsome, solid oak arched front door opens to a pleasantly light porch, from where a glazed internal door directs light through into the entrance hall, lined in solid oak flooring.

A home of two halves, the entrance hall is situated in the cosy, north-facing side, with a modern cloakroom with WC and wash basin located on the right.

Next door, also on the right, the cosily carpeted office is dressed in warmly toned Hague Blue, by Farrow and Ball. A large room, with windows to two sides providing views out over the garden and driveway, watch for deliveries whilst you work. Fitted cabinetry provides plenty of storage whilst large windows bring the outdoors in. Both upstairs and downstairs, bright rooms are situated in the corners; Dore Cottage is a home that takes full advantage of the light.



## HUB OF THE HOME

Ahead from the main entrance, the lounge is a bright and inviting room, warmed by an open fire and featuring views out to the garden via large windows and the conservatory ahead. This sociable hub of the home, with its dining area, is ideal when entertaining.

Terracotta tiles replace the oak flooring in the south-facing conservatory, soaking up the heat from sun streaming in through the myriad windows in the summertime and serving as nature's underfloor heating.

Entertain family and friends, or simply relax and unwind with a book. Doors open connecting you instantly with the outdoors, perfect for alfresco dining and entertaining. Continue through into the open-plan dining kitchen, where black granite worktops are accented by Rectory Red walls.

*"The rooms are large and light and needed the boldness of colour. The home has such an open feel."*





## FEAST YOUR EYES

Furnished with a Rangemaster double oven, five ring hob, Bosch integrated dishwasher and with space for an American style, ice and water dispensing, fridge-freezer, the kitchen is a practical and well-defined space with balance and proportion.

Sociably styled, with a wooden chopping area and circular granite breakfast bar area to the central island, the kitchen flows through to a cosy seating area, warmed by a cream Gazco ceramic gas stove, and where a door connects you once more to the broad patio terrace to the rear.

Porcelain tiles extend underfoot, continuing through into the utility room, with plenty of storage, plumbing for a washer and dryer, a sink and boot room area with hanging space for coats and dog leads. With access outdoors, this room is a fantastic every-day entrance when returning from dog walks and sports fixtures with the children.

From the entrance hall, ascend the stairs to arrive at the large landing, where the family bathroom awaits on the right, part tiled to the walls and furnished with wash basin, WC and bath.



## AND SO TO BED...

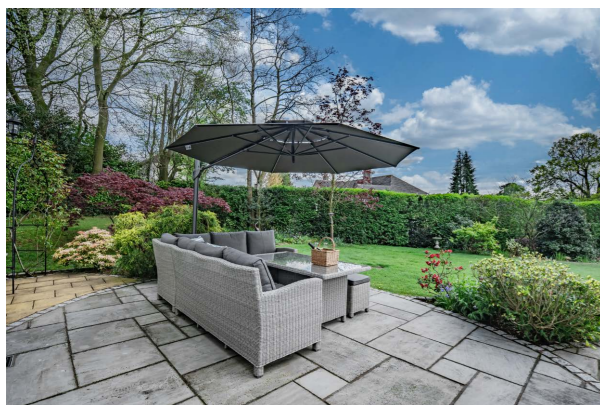
Privately tucked away to one corner discover the master bedroom, where soft grey walls and plush carpet create an ambience of comforting calm. Windows to two sides frame glorious views over the rear garden, with ample space for a large super-king-size bed. Spacious, airy and light, switches to either side of the bed control lighting on both sides.

Storage is plentiful in the walk-in dressing room, which leads through to the ensuite, a light and bright room furnished with shower, modern heated towel radiator, wash basin set upon granite countertop, and WC.

Returning to the landing, continue ahead before turning right to arrive at a second double bedroom, with built-in storage containing shelving and hanging space, and a wide window overlooking the garden.

Across the landing, another spacious double bedroom has access to a Jack 'n' Jill shower room. At the end of the landing, a fourth double bedroom is awash with light from two windows framing far reaching views out over the garden and countryside. This spacious guest bedroom has access to a Jack 'n' Jill, shower room ensuite.





## HOW DOES YOUR GARDEN GROW...

Outside, the large, wraparound garden provides a buffer of privacy between Dore Cottage and the wider world, with flat and verdant lawn edged in mature hedging and established trees.

Soak up the sunshine on the main patio, as it shines down on the garden from morning until late evening when it sets in the distance.

A haven for wildlife, shrubbery and a pond encourage songbirds and other species. Grow your own in the vegetable plot and greenhouse, with several fruit trees including apple, plum and mulberry.

With direct access from the kitchen to the patio, after a summer barbecue with the family, soak up the last of the rays on the sundowner terrace and toast the end of another wonderful day at Dore Cottage.



## OUT AND ABOUT

In the heart of rural Cheshire, yet so conveniently situated for transport links, Dore Cottage is picturesquely positioned amongst the meandering footpaths and trails of Whitegate.

Pick a direction and choose your walk, perhaps along the Whitegate Way and over to the Plough for a pub lunch. Or walk along by the Vale Royal Locks, enjoying the scenes of wildlife along the river.

Not far from the River Weaver, there are so many different walks and cycle routes to enjoy on your doorstep; why not head out on the bike along the river to Northwich via the abbey?

Surrounded by quaint Cheshire villages, savour the menu at Define Food and Wine in nearby Sandiway, and browse the artisan aisles of The Hollies Farm Shop.

With plenty of pubs in which to get to know the faces of the local community, why not call in at The Fox and Barrel or The Fishpool Inn.

Hartford is just a short drive away with its range of bars, shops and schools including The Grange School and Sir John Deane's Sixth Form College. There is also a local primary school right here in Whitegate.

With plenty of golf clubs to choose from, why not perfect your swing on the greens of Vale Royal Abbey's Golf Course?

*"There is a great sense of community, with volunteer groups who manage the local woodland."*

Dore Cottage is situated in such a quiet area, so secluded and private and not overlooked or impacted by anyone. A spacious and open, light filled home in a peaceful, private area, surrounded by mature gardens, Dore Cottage is an ideal home for families, downsizers and all those who seek the serenity and sanctuary of country living, with amenities close by, in a setting so sought after, those who live here rarely move on.



## ASK THE OWNERS

Where do you go when you need...



Groceries?  
Coop in Hartford



A walk?  
The Whitegate Way



A bite to eat?  
The Hollies Farm Shop or DeFINE  
food and wine



A day out with the family?  
Chester, just 30 minutes' drive away



A local pub?  
The Plough, just 20 minutes'  
walk away



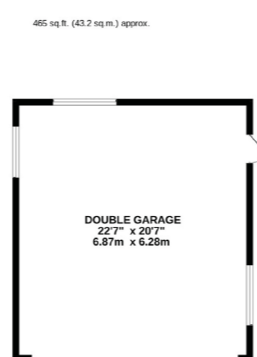
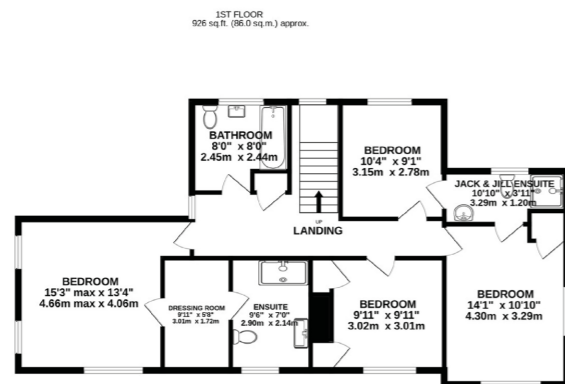
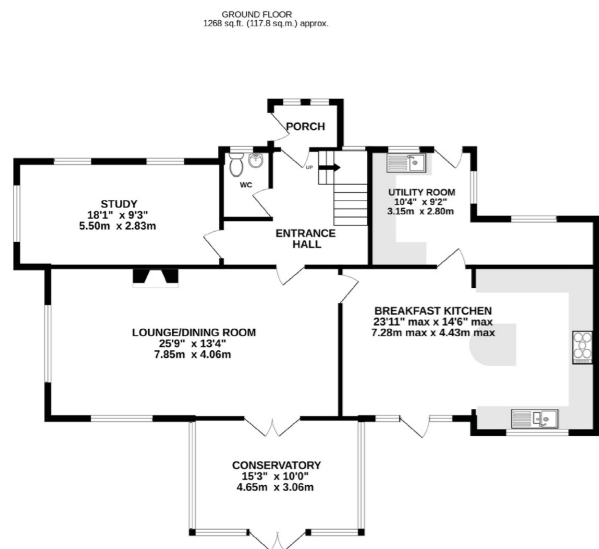
School?  
Whitegate Primary School. There are  
also a selection of schools in nearby  
Hartford





# SPECIFICATIONS

- Highly sought after Whitegate location
- Large, private south-facing plot
- 0.47 acre plot
- 2658 square feet of internal living space
- 4 bedrooms, 3 bathrooms
- Large detached garage/workshop
- On the doorstep of Vale Royal Abbey
- Conveniently placed to nearby amenities and transport links



**TOTAL FLOOR AREA: 2658 sq.ft. (247.0 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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