



Alvanley Hall



Alvanley



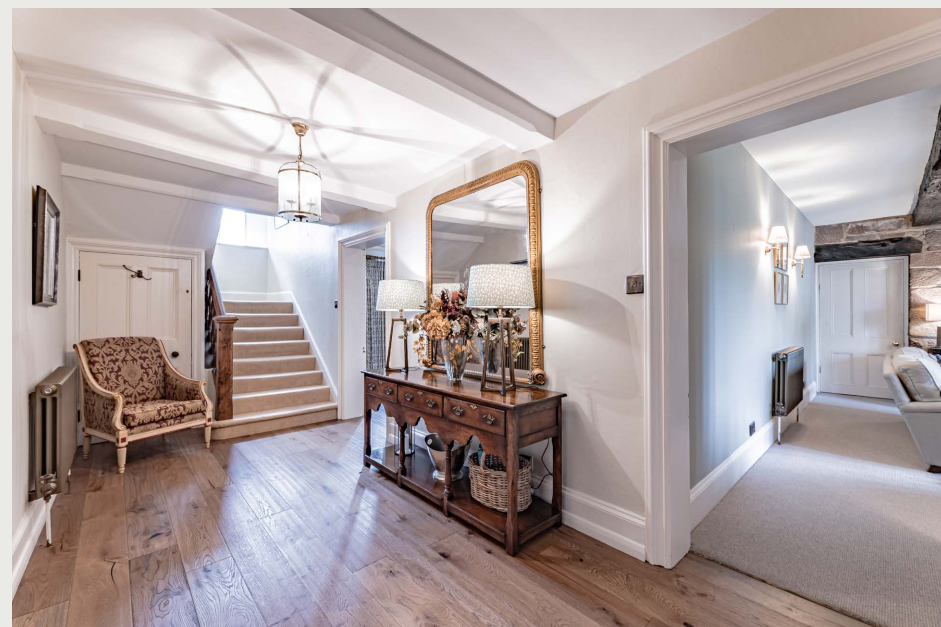
Peace, Tranquillity and Prestige

In the peace and tranquillity of the Cheshire countryside, discover your own slice of serenity, at the imposing yet homely, Alvanley Hall.

Enveloped in rolling green fields and perfect privacy, Alvanley Hall offers an escape from the hustle and bustle, a rural retreat at the fringes of the village, and accessed along a quiet country lane. Beyond the gated entrance, pull along the tarmac driveway, where plenty of parking can be found. Outside, a series of workshops, kennels and stables serve the hall.

Stone built, Grade II* listed Alvanley Hall, dating back to the Jacobean/Georgian period is brimming with historic charm. Refurbished within, updated décor, electrics, carpet and bathrooms are but a few of the upgrades undertaken at this spacious family home over recent months and years.

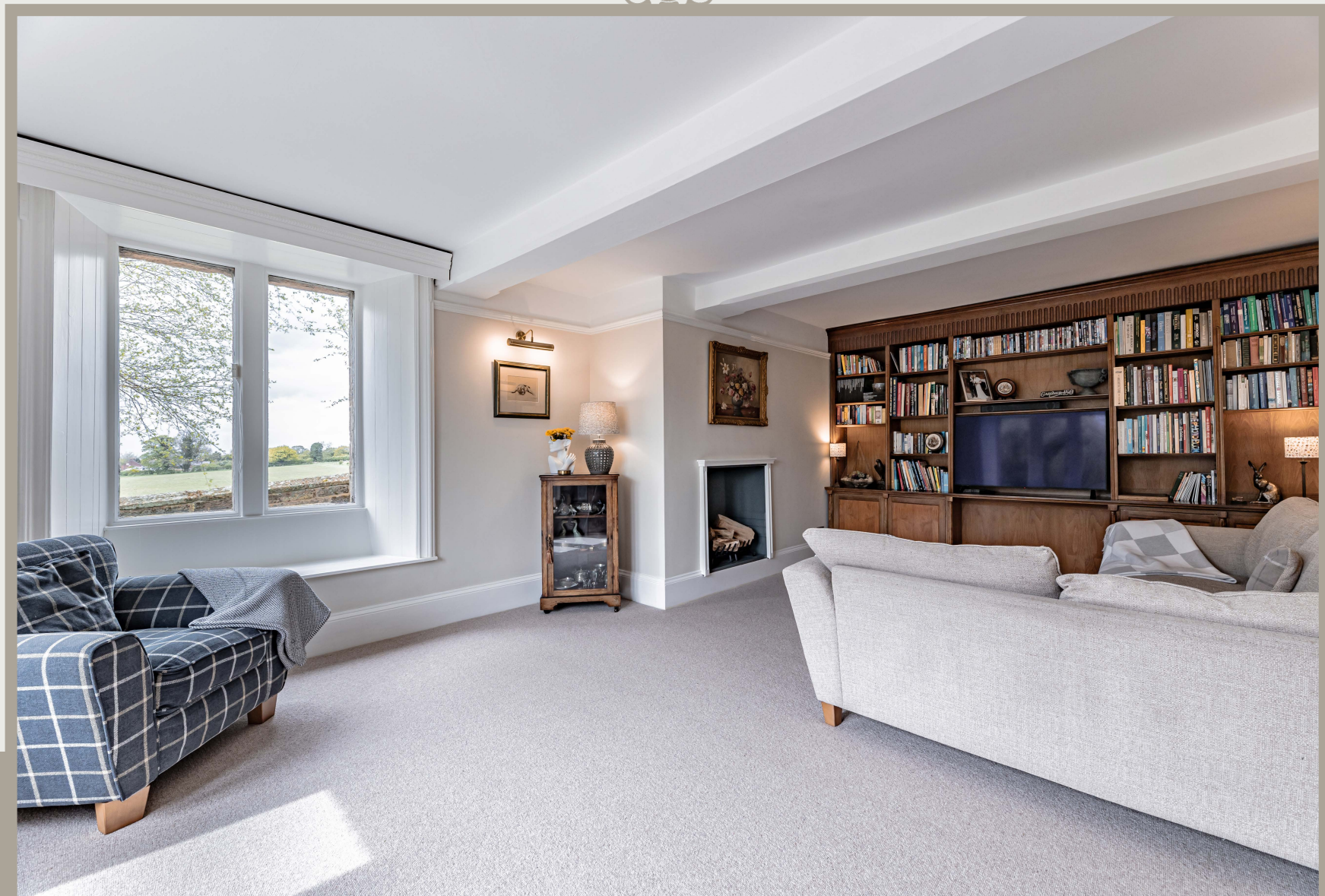




Heritage and Homely Warmth

Sense the heritage before you step inside, as the rustic solid wood door with its iron hinges greets you upon arrival. Once indoors, the homely warmth of Alvanley Hall can be felt in its uncomplicated, classic decorative elements, as oak flooring extends underfoot and light streams down the beige carpeted stairs from the large window on the turn.

On the left, step into the light embrace of the snug, where deep silled windows to the front and side invite the scenic countryside in. Walnut toned, fitted cabinetry to one wall merges country textures with modern living, serving as a media wall and offering housing for both television and books.





Classic Elegance

Across the entrance hall, beams bedeck the ceiling of the formal sitting room, where an exposed sandstone wall, hosting an open fire, delivers character and warmth throughout the room on winter evenings. A deep window to the front reinforces the seclusion of the setting, offering endless green vistas. A wonderful room in which to sit back in comfort at the end of the day, with a glass of wine or a good book.

Tucked off the sitting room is a modern office, carpeted underfoot and furnished with a fitted corner desk and shelving, with light streaming in through a low window.





The Heart of Alvanley Hall

Continue from here, through onto the quarry tiled floor of the farmhouse kitchen, where a wooden beam fringed in spotlighting shines down on a modern central island, a sociable hub with breakfast bar seating.

Wooden worktops provide plenty of preparation space, as white cabinetry offers ample storage to the sides. Beneath the arch of the inglenook there is a Range-style cooker, whilst further appliances include a sink, induction hob and extractor hood.

A light and bright room, the kitchen is the convivial heart of the home, opening up to the impressive dining room with vaulted ceiling, again offering fantastic views out to the garden and country surroundings via windows to two sides. Warmth emanates from a contemporary log-burning stove nestled to one corner.





Modern Convenience



Off the kitchen you can also find a handy WC alongside a utility room with plumbing for washer dryer and plenty of storage, whilst to the opposite side, a rear lobby provides access outside and to a boot room, handy for canine companions, and where storage abounds.

The nucleus of family life, the kitchen draws all rooms to it, also offering access to the back staircase and formal dining room, where oak flooring flows out underfoot and characterful panelling frames the lower portion of the room. Sconce lighting above adds a traditional touch, whilst above, the recessed ceiling provides the formal flair. Savour the views out from the comfort of the window seat.



Sweet Dreams Await

Seamlessly reconnecting with the entrance hallway, ascend the main staircase to the first-floor landing, pausing to admire the view from the window on the turn.

The landing, a broad and bright space, serves to accentuate the airy spaciousness of Alvanley Hall, which for all its prestige and history, retains a warmth and welcome that belies its grandeur and scale.

Wake up to peaceful and picturesque scenes from the master bedroom, where sage green floral wallpaper brings the outdoors in. Spacious and bright, traditional style radiators marry with the heritage of the hall, whilst storage is plentiful in the walk-in wardrobe.

Refresh and revive in the ensuite, where marble tiling coats the shower cubicle and storage can be found within the vanity unit wash basin and separate cupboard. Warm your towel on the heated radiator.





Luxury and Comfort

Across the landing, abundant storage can be found in the practical laundry room, brimming with fitted shelving. Turning right, discover a large guest bedroom, currently housing twin beds, with exposed beam inset in the ceiling, and carpet underfoot.



Along an inner landing, to the right, another spacious double bedroom, dressed in neutral, peaceful décor, is furnished with a double bed and a wall of fitted wardrobes. Offering pretty views out over the garden, treetops and countryside, this guest bedroom features its own private shower room ensuite.

Navy blue and grey accents to the décor of another bedroom, currently hosting twin beds, are lifted by the light streaming in through windows to two sides, balancing comfort with a more contemporary feel.





Oasis of Relaxation

From the top of the stairs, turn left to arrive at the sophisticated and spacious family bathroom, where marbled walls and centrepiece bathtub combine for a luxurious spa-style finish. Enjoy a drench beneath the rainfall head of the separate shower, with a vanity unit wash basin offering ample storage.

A final bountiful bedroom awaits on the first floor, a light and bright sanctuary with windows offering countryside views to two sides, muted natural shades to the walls and ample space for a sofa alongside a king-size bed.

Stairs direct you up from the landing to the second floor, where, secluded from the main flow of the home, those working from home can discover a tranquil office, with enchanting, elevated views out over the grounds, garden and pond. A series of handsome, wrought iron hinged cupboards provide storage, whilst the exposed sandstone wall exemplifies the heritage that can be found from top to bottom of Alvanley Hall; the lower ground floor cellar showcasing ancient, medieval stone columns.





Rural Retreat

Outside, an oasis of calm envelops Alvanley Hall, with extensive gardens offering corners of sunshine and shade in which to entertain alfresco. Stoke up the summer barbecues on the large patio, beyond which the garden flows out.

Borders brimming with spring and summer colour add structure to the lawn areas, whilst to one side, the large paddock rolls out to meet the woodland, providing the perfect setting for equestrian pursuits.

From the front of the home, an arched gate leads to a walled garden, where cobbled walkways pass by vine festooned pergolas, and a beech hedge lined pond offers the perfect place for a spot of reflection.

Beyond the brick columned pergola, discover a series of workshops for DIY enthusiasts and classic car owners, kennels for four canine companions and a greenhouse, offering ample scope to create the kitchen garden of your dreams.

Ever present, panoramic views extend over the outlying fields, hosting majestic golden pink sunsets and sunrises. Roam the lawns, where borders of mature planting provide colour from spring through to late autumn, all the while sensing the soothing balm of tranquillity that epitomises life at the rural retreat of Alvanley Hall.





Out and About

From the warm and welcoming embrace of Alvanley Hall and its grounds, explore the Cheshire scenery that unfurls from your front door.

Outdoor enthusiasts are spoiled for choice, with the ridges of the Sandstone Trail and the exhilarating bike tracks of Delamere Forest within a ten-minute drive. Within easy walking distance, you can also call into your friendly local, the White Lion in Alvanley, with the Goshawk in Mouldsworth another local favourite, perfect for whetting your whistle following a day's exploration of the local Cheshire countryside.

Pick up your essentials from the convenient, community run shop in Mouldsworth, or, for 'the big shop', there is a Tesco in nearby Helsby and a Morrisons in Frodsham.

Life at Alvanley Hall balances country living with the opportunity for urban adventures, with the vibrant city of Chester and the popular Cheshire Oaks shopping outlet both easily accessible by road links.

Commuting is convenient, with rail links at nearby Helsby station and expedient road links to the M6.

Families are well served by nearby schools, with Alvanley Primary and Helsby High both within easy reach, complemented by convenient bus routes to prestigious private schools including Abbey Gate College, Queen's School in Chester and The Grange in Hartford.

A traditional village, from Alvanley Hall you can embrace such events as the annual Manley Spring Fair, whilst visits from the Dough & Co Pizza van are sure to enhance your Friday evenings.

Historic character comes with modern comfort, enveloped in idyllic countryside views, at Alvanley Hall, a home that embraces all generations, offering a spacious, private and tranquil escape from the pace of city life, in a traditional Cheshire country village.

Ask the Owners

Where do you go when you need...



Groceries?

Community shop in Mouldsworth,
Tesco in Helsby or Morrisons in
Frodsham



A walk?

The Sandstone Trail



A bite to eat?

The Goshawk in Mouldsworth



A day out with the family?

Delamere Forest



School?

Alvanley Primary School or
Helsby High School



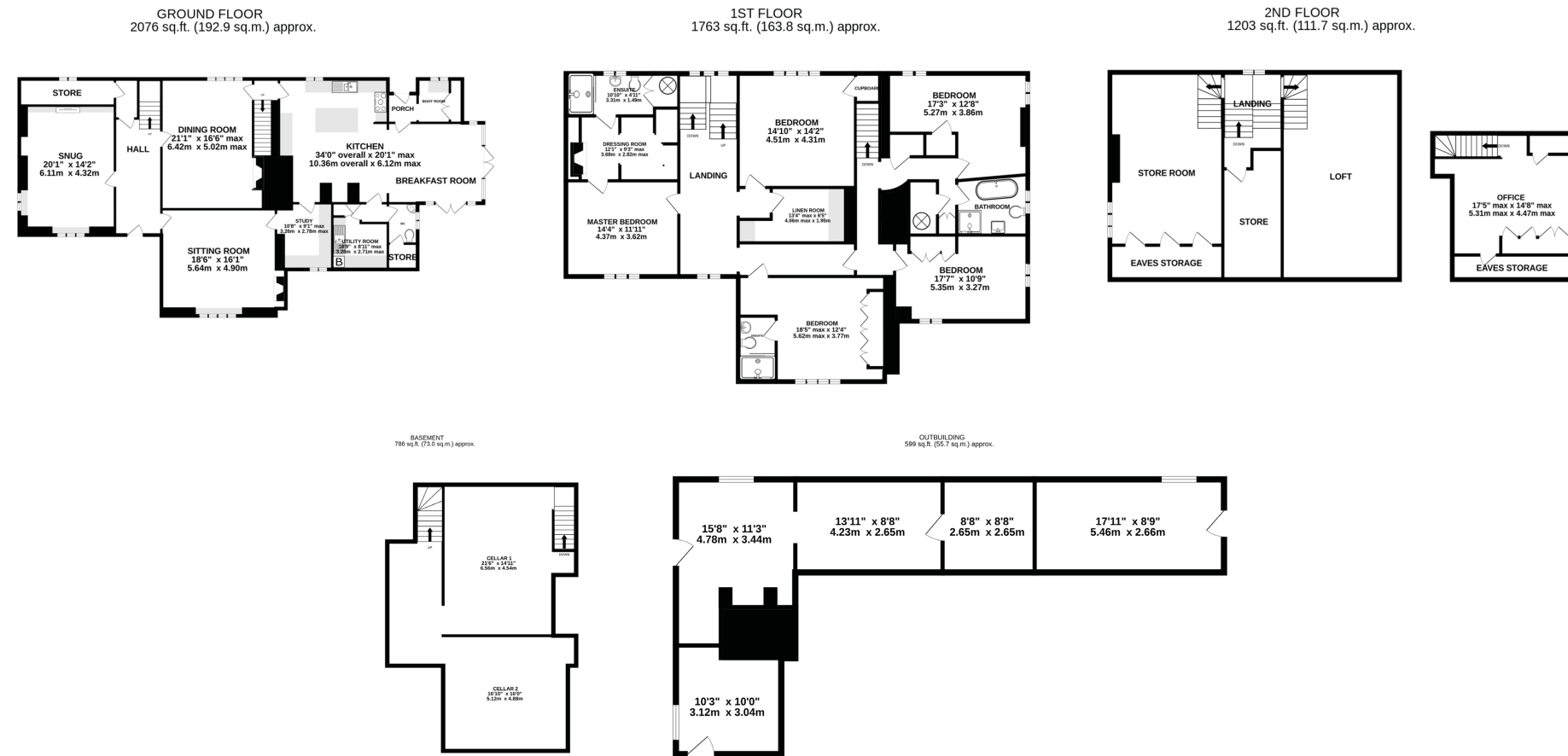
A local pub?

The White Lion in Alvanley



Specifications

- Historic, characterful home enveloped in idyllic countryside views
- Grade II* listed
- All in around 2.5 acres of gardens and paddock
- Impeccably styled interior with sandstone features
- Splendid views towards Manley and the Sandstone Trail
- Modern conveniences throughout including a large kitchen with oak orangery
- Recent upgrade programme by current owners
- 5/6 double bedrooms, 3 bathrooms



TOTAL FLOOR AREA: 5042 sq.ft. (468.4 sq.m.) approx.

BASEMENT/OUTBUILDINGS TOTAL FLOOR AREA: 1385 sq.ft. (128.7 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 Ian's
Video
Tour

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