

Home Orchards



WEETWOOD





Idyllic Setting

On the cusp of Little Switzerland, where walks unfurl in every direction, and far-reaching views greet you from every room, rediscover your true self in the heart of rural Cheshire, at Home Orchards.

Originally a coaching house to Willington Hall, visible in the distance, pull through the gated entrance and along the gravel driveway, where a large lawn to the front is safely enclosed by neatly trimmed hedging, and edged in healthy shrubs. Sweeping around to a turning circle at the rear, ample parking is available alongside a detached garage.





Annexe Potential

Above the garage, discover a large room with wood panelled ceiling. Currently serving as a gym, with French doors opening to a Juliet balcony whose glass balustrade preserves far reaching views out over the countryside and distant Welsh hills.

Above the garage there is also an office, offering views of Willington, Little Switzerland and the Sandstone Trail. Consider the prospect of transforming this whole garage to serve as an annexe, perhaps for an au pair or for multigenerational living, subject to planning.





Spacious Living

From the sheltered front door, make your way into the entrance hallway, and from here, step through into the dining room on the left. A sociable central hub, windows to two sides ensure mealtimes are seasoned with natural light and allow you to savour the views out over the gardens and beyond.

The dining room connects to the lounge, where natural feel slate flooring flows out underfoot and tall windows flank the chimney breast, capturing captivating views out over the garden and countryside beyond, towards Beeston and Peckforton, and on a clear day as far as Moel Famau and the Welsh hills.

A modern log-burning stove is inset within the chimney breast; a cosy focal point in the winter months, emanating an inviting warmth throughout the room.

“It doesn't matter which room you find yourself in, the views are stunning everywhere.”

A room with a real connection to the outdoors, patio doors open to a sheltered verandah, transforming the lounge in the summer months, and blurring indoor and outdoor living. The perfect place for a hot tub, relax in the bubbles and soak in the dreamy views.

Panoramas await at every turn at Home Orchards; to the front of the lounge, a corner seated window area allows you to fully appreciate the secluded setting of the home, providing vistas out over the garden and driveway to the front, where over the lane, fields extend as far as the eye can see.



Savour the View

A home with such a mellow, easy flow, returning to the dining room you can also make your way through into the country kitchen, where classic wooden farmhouse-feel cabinetry offers an abundance of storage, and cream-coloured tiles extend underfoot.

A traditional Range cooker issues warmth and welcome from beneath its extractor hood, with space for a large, six-seater breakfast table in the middle of the room. A walk-in larder is filled with shelving, ensuring all your herbs, spices and culinary essentials have their own place, reducing kitchen clutter.

The kitchen also connects to the utility room at the rear, where plenty of storage can be found, alongside plumbing for a washing machine and dryer. With additional space for an American style fridge-freezer, the utility room almost serves as a back-kitchen, with a large window above the sink framing fantastic views out over the garden to the second entrance gateway and beyond to Willington.

With access out to the garden, from the utility room there is also handy access to a downstairs shower room, useful for scrubbing off after a busy morning tending the vegetable beds or washing down the dog after a long walk.



Snuggle Up

After dinner, settle down in front of the cosy glow of the wood-burning stove in the snug, which also opens up off the kitchen. Cream carpet and walls create a soothing feel, as light streams in through windows to two sides.

Reconnecting to the entrance hall from the snug, ascend the stairs to the first-floor landing.





Sweet Dreams

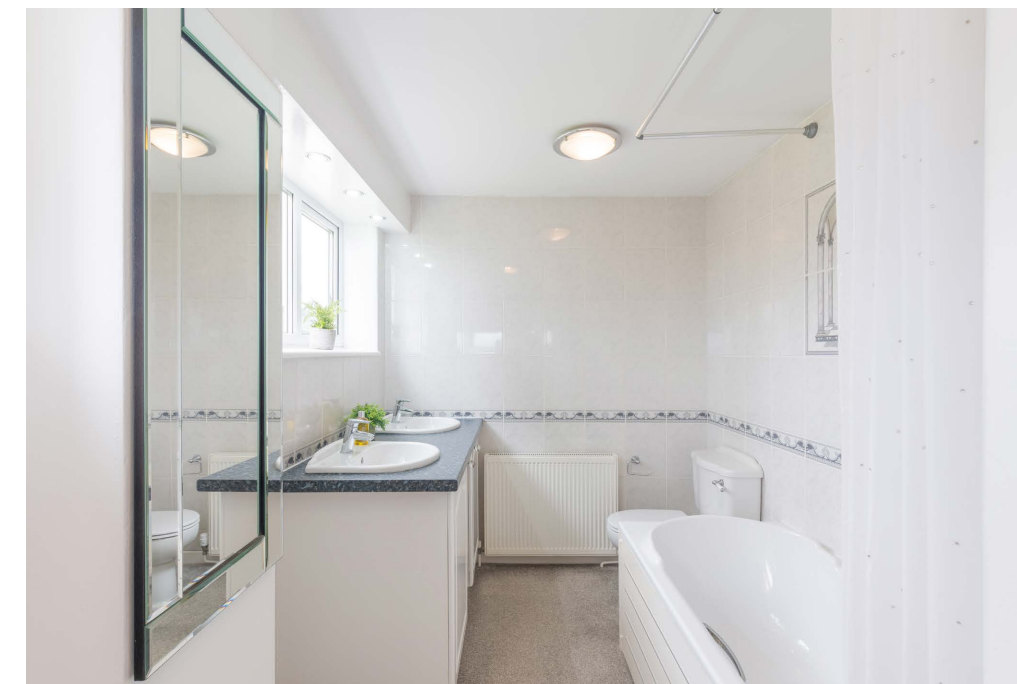
On the left, arrive at the first of the spacious and bright double bedrooms, carpeted underfoot and framing far reaching views out over the garden and countryside through its wide, dual aspect windows.

Across the landing, another guest double is dressed in soothing, neutral shades, which allow the colourful garden views from the window to take centre stage. A peaceful, private and relaxing bedroom, with access to a quirky internal landing, which allows light to shine down the stairs and to the entrance hall below.

Turning right along the landing discover the guest bedroom, where open countryside views greet you from windows to two sides, infusing the room with light. There is ample space for a king size bed, with plenty of storage to be found in the triple mirrored sliding door wardrobe.

Freshen up in the family bathroom, large and light, and tiled in a modern palette of greys. Stash your lotions and potions in the vanity unit wash basin, which offers plenty of storage. Relax after a day tending the beds and borders in the garden with a rejuvenating soak in the bath, where there is also an overhead shower. A WC also features.

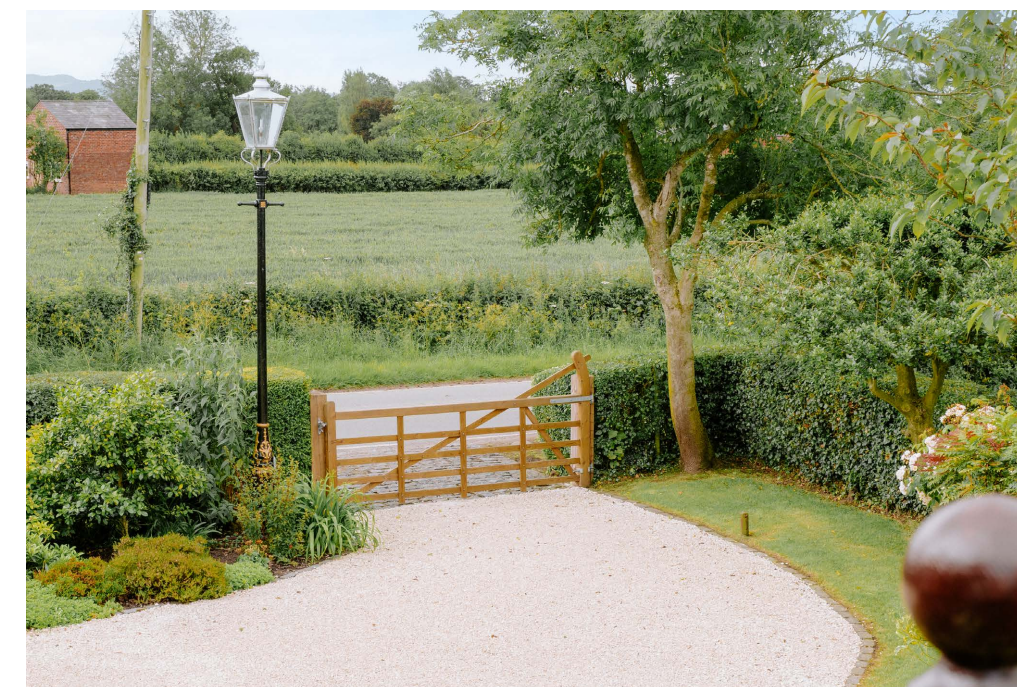
Next door, bedroom five serves as an office, with fitted furniture and offering views out over the garden and beyond to Kelsall.



Soak and Sleep

Views abound from the master bedroom at the end of the landing, where sliding doors invite you to step out onto the extended balcony, to take in the panoramic views out towards Carden Park, the Welsh hills and the Wirral peninsula. Visible from the super-king-size bed, you can even watch the fireworks on November 5th and New Year's Eve, from the comfort of your bedroom.

A wealth of fitted wardrobes and drawers ensure this large bedroom suite is kept clutter free, whilst three windows with dual aspect uninterrupted panoramic views invite in an abundance of light. Freshen up in the private ensuite, containing a WC, twin wash basins with vanity unit storage beneath, alongside a bath with overhead shower.





Outdoor Living

Wrapping itself around the home, this mature garden has been lovingly tended and nurtured over a quarter of a century and serves as an outdoor oasis. A calm and tranquil space, where lush green lawns are bordered by beds brimming with colourful, mature plants which bloom successionaly throughout the year, alongside numerous fruit trees including apple, plum, pear and damson.

A large plot, set on just under an acre, meeting with fields at its boundary for a sense of unending greenery, the garden is an entertaining haven, perfect for summer barbecues with family and friends on the sheltered terrace outside the lounge and dining area.

At night, the strikingly beautiful eucalyptus takes on a majestic quality, when illuminated, with a host of other specimen trees, including a billowing weeping willow and a handsome blue conifer. Awash with colour from February onwards, when the first of the bulbs begin to flower, a woodland area beneath the eucalyptus tree is carpeted in daffodils, tulips, bluebells and other woodland flowering bulbs in the springtime.

“There’s something coming into flower year round.”

A greenhouse, installed in recent years, is perfectly positioned to soak up the sun’s rays; ideal for those seeking to grow their own, with two large, raised beds also close by.

Resplendent throughout the summer, and magical in the snow, crisp winter days are as special as warm summer nights at Home Orchards. With different pockets of seating to be found throughout the garden, discover the different views as you move around this capacious and colourful haven for nature.



Out and About

Nestled on a spacious corner plot in the quiet hamlet of Weetwood, Home Orchards is rural and secluded but by no means remote, less than ten minutes from Tarporley.

With a number of farm shops close by, including the ever-popular Hollies, immerse yourself in the pleasures of country living and shop local.

Just up the road, within a couple of minutes you can be in the thriving village of Kelsall, with shops and an active community centre, The Kelsall Wellbeing Hub, offering baby and toddler groups, badminton, Brownies, Bridge clubs, boxing, pilates, karate, table tennis, indoor bowls and much more.

A village that has evolved over the years, whilst retaining a keen sense of community, the Kelsall Medical Centre goes far beyond the services of your average surgery, offering immunisations, physiotherapy, minor surgery and antenatal care.

Kelsall also plays host to an annual beer festival, whilst the Weetwood Brewery and tap room is only a five minutes' stroll away, with Brunning and Price run pub The Morris Dancer, also close by, alongside The Boot, which is also in walking distance.



Walks abound close by, with Delamere Forest on your doorstep and Willington's famous Little Switzerland with the famous 49 steps taking walkers up onto the Sandstone Trail and on to Delamere Forest. From here, you can walk up onto the Sandstone Trail and beyond to Frodsham and Whitchurch. A gate also leads to the field neighbouring Home Orchards, taking you along the Eddisbury Way, a footpath which crosses Pryors Hayes Golf Club.

Nearby towns include Nantwich (roughly 20 minutes away) and Chester (accessible within 10-30 minutes, depending on traffic), whilst Manchester and Liverpool Airports are reachable in less than 40 minutes, making Home Orchards ideal for commuters seeking convenient transport links.

Equine enthusiasts are well placed, with eventing regularly taking place at Kelsall Hill Equestrian Centre. Return home to the peace and tranquillity of Home Orchards, a rural refuge, and warm and welcoming family home in the heart of the Cheshire countryside, offering great versatility for all ages.

Ask the Owners

Where do you go when you need...



Groceries?

Co-op in Tarvin or Kelsall



A walk?

The Sandstone Trail or Eddisbury Way



A bite to eat?

The Boot in Willington



A day out with the family?

Delamere Forest



A local pub?

Weetwood Brewery and Distillery



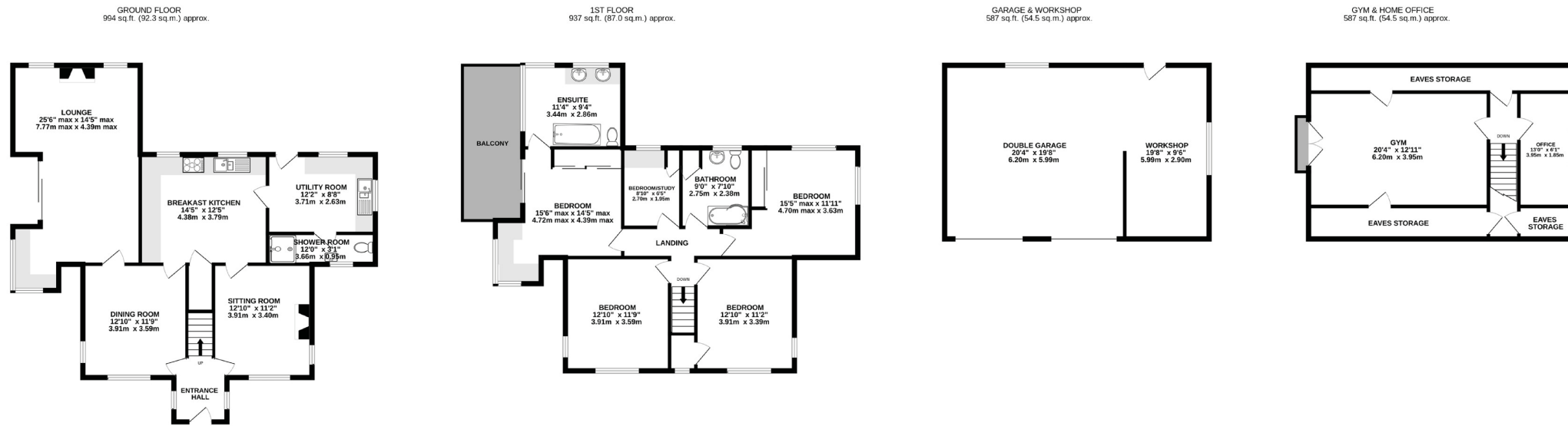
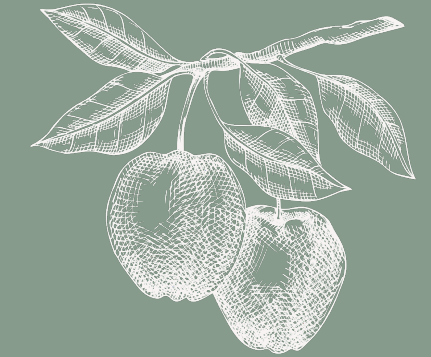
School?

Kelsall Primary or Tarporley High School



Specifications

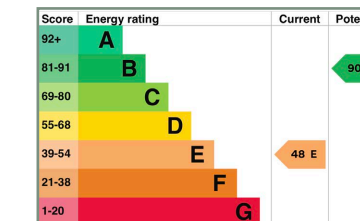
- Idyllic family home on the cusp of Little Switzerland
- Nestled on a large plot with private, wraparound gardens
- 1930 square feet of internal living space
- Panoramic rural views
- 5 bedrooms and 3 bathrooms, including master suite with sliding doors leading to an extended balcony
- Annexe potential
- Excellently placed for nearby amenities and transport links



TOTAL FLOOR AREA: 3104 sq.ft. (288.4 sq.m.) approx.
EXCLUDING GARAGE/OUTBUILDINGS: 1930 sq.ft. (179.4 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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Home Orchards

Willington Road
Weetwood
CW6 0NQ



01829 700359 | hello@storeysofcheshire.co.uk