



Marsh Cottage

LOWER WHITLEY





Immerse yourself in the total tranquillity of the Cheshire countryside whilst keeping the convenience of city connections, at Marsh Cottage, a characterful period cottage reinvented for modern living.

Perfectly situated close to the amenities of Stockton Heath, Stretton and Northwich, only a short distance from the shops of Chester and with train access to the bars and restaurants of Warrington and Manchester, and the fantastic selection of schools in nearby Hartford, Marsh Cottage is the ideal rural refuge.

Set back from the road along a cobbled driveway, there is ample parking for five cars, with further parking available on the gravel area beyond the gates. Beyond the driveway lies a garage with carport and shed, which currently has planning permission for a replacement double garage with log store. A home extended and improved over the last 15 years, Marsh Cottage offers room for all the family.



Welcome Home

Step inside, into the warmth and shelter of the entrance porch, tiled underfoot and with beams in situ overhead. With space to doff and don coats and shoes, continue through onto the oak flooring of the entrance hall, where there is access through into the kitchen on the right.

Cream granite tiles flow out underfoot, beneath the white ceiling, embellished by modern spotlighting. Exposed brickwork and a handsome, four-oven oil-fired Aga imbue the kitchen with cosy country warmth.

Balancing the charm with functionality, granite worktops in midnight blue provide plenty of preparation space, whilst a range of Miele appliances including dishwasher, microwave with convection fan oven and impressive SubZero fridge freezers and full height wine fridge serve your every need.

A well-furnished utility room offers additional storage in its array of cabinets, with a large sink and plumbing for a washing machine. There is access out to the garden from the kitchen.

“On a cold day the warmth of the Aga draws everybody to it.”





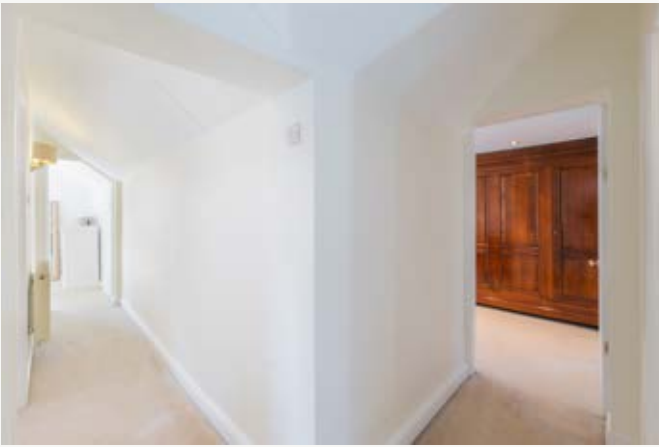
Sociable Hub

The heart of the home, gather around the breakfast table, or flow through into the sitting room that opens up beyond. Warmth emanates from the Clearview log-burning stove, handsomely positioned within a Cheshire brick chimney breast, as light streams in through windows to either side.

French doors within two bright bays open to the patio, allowing you to move indoors and out in the summer months, bringing the garden within easy reach.

From the sitting room, connect through into the large lounge, spacious and serene, with fresh white walls and exposed treacle-toned beams above. With plenty of space for a Christmas tree during the festive season, gather and exchange gifts on Christmas morning, with leafy views out through the window. An alcove beneath the staircase is a quiet place for a desk and chair, with shelving above for those working from home.





Family Flow

Returning to the entrance hallway, sense the easy and sociable flow of Marsh Cottage, before making your way up the carpeted stairs to the first-floor landing, turning left to discover the first of four bountiful bedrooms. Carpeted and cosy, the low cottage window offers a leafy outlook over the garden.

Tucked away at the end of the landing to the left, the high, sloping ceiling of the second double bedroom imbues the room with an airy lightness. To the right of the stairs, two further double bedrooms await, the first, on the immediate right looking out over the mature trees and driveway to the front.

Refresh and revive in the family bathroom, furnished by Porcelanosa, and tiled underfoot and to the walls. Plenty of storage can be found in the two-drawer vanity unit wash basin, with LED, demisting mirror above. The bathroom is also furnished with WC, heated chrome towel radiator, alcove shelving and a large, walk-in shower with drench head.



Soothe your Senses

Spacious and serene, the master bedroom completes the complement of soothing and soporific bedrooms at Marsh Cottage, overlooking the garden to two sides and with double height, vaulted ceiling for a calm, relaxing ambience. Pause in the window seats and admire the leafy views.

Freshen up in the en suite shower room with two drawer vanity unit wash basin, WC, shower and heated chrome towel radiator, again furnished by Porcelanosa.



Soft green lawn, meticulously edged, surrounds Marsh Cottage, with mature borders bursting with year-round colour. Early flowering camelias are followed by a spectacular show from the David Austin collection of roses, before the vibrant hydrangeas, provide an autumnal display of colour.

Peaceful and private, the varied gardens provide all season interest, bathed in sunlight as it rises to the front, making its way around to the rear and settling on the patio from lunchtime, where it remains in full sun until around 7pm. In the spring, the magnificent wisteria erupts in purple fragrant blossom to the rear of the home, whilst the garden is carpeted in a show of spring colour including snowdrops, bluebells, daffodils and more.

Relax and recline with a refreshing drink, listening to the wildlife; scampering squirrels and vocal songbirds, including mistle thrushes, song thrushes and robins, who make their home in the established trees. A glorious stream runs, with the rainfall through the garden, crisscrossed by quaint bridges and walkways. Seek shelter and shade from the sun's rays on the side patio, where a greenhouse invites you to grow your own.



English Country Garden



Out and About

Peacefully set back off the quiet road, popular with cyclists, put on your walking boots and discover the different tracks and trails nearby. Perfect for dog walkers, take to the stiles and head out across the fields, with Whitley Brook a popular route for those with canine companions. Stroll along the canal or head down by the River Weaver, where wildlife can be spotted and sunsets enjoyed.

Rural, yet not remote, Marsh Cottage is perfectly placed for access in and about Cheshire, close to the bars and boutique shops of nearby Stockton Heath, the shops and supermarkets of Northwich and the train links of nearby Runcorn, Cuddington and Acton Bridge.

Just a few minutes' drive takes you to The Hollies Farm Shop in Stretton, with its high street sister shop recently opened in the opposite direction on the high street of Tarporley.. Another farm shop is available in nearby Little Budworth.

Families are spoiled for choice in terms of local schooling, with a range of primary, secondary, sixth form and independent options available in nearby Hartford, including The Grange School and Sir John Deane's Sixth Form College. Local villages such as Great Budworth and Stockton Heath are also home to a selection of local primary and secondary schools. Little Leigh and Whitley Primary Schools are also close by.

Motorway links bring the M6 and M56 within easy reach, making Marsh Cottage, with its blend of country charm, glorious gardens and modern flow, the perfect balance for those seeking to experience the restorative pleasures of rural living, with all the convenience of city links.



Ask the Owners

Where do you go when you need...



A walk?

We are spoilt for choice with lots of nearby walks on the doorstep including Whitley Brook, Marbury Park and Delamere Forest



A bite to eat?

The Partridge, Stretton



A day out with the family?

North Wales, Lake District or Derbyshire



School?

Cransley School, Whitley Village Primary School or The Grange



Groceries?

A short drive into Barnton or the local petrol station



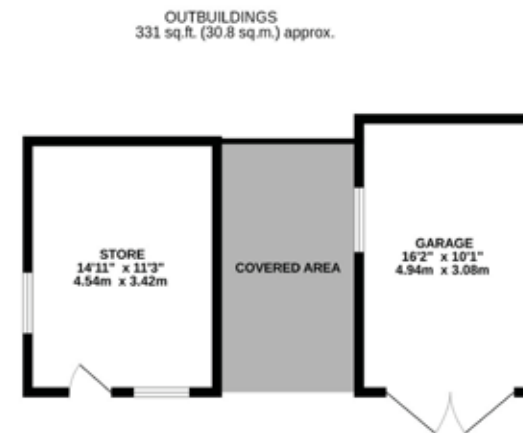
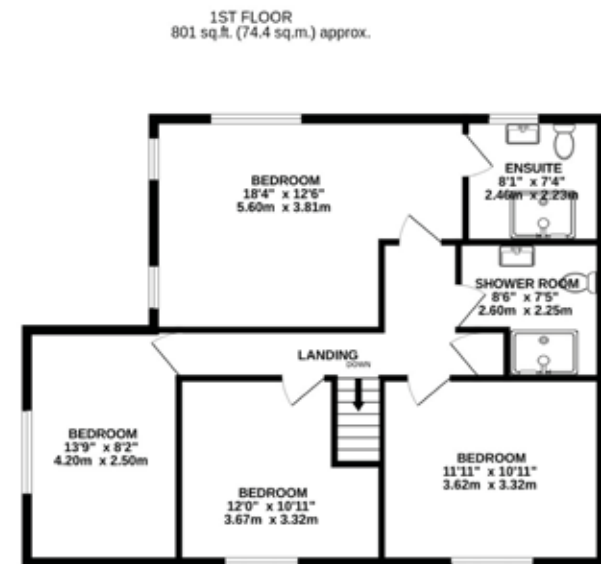
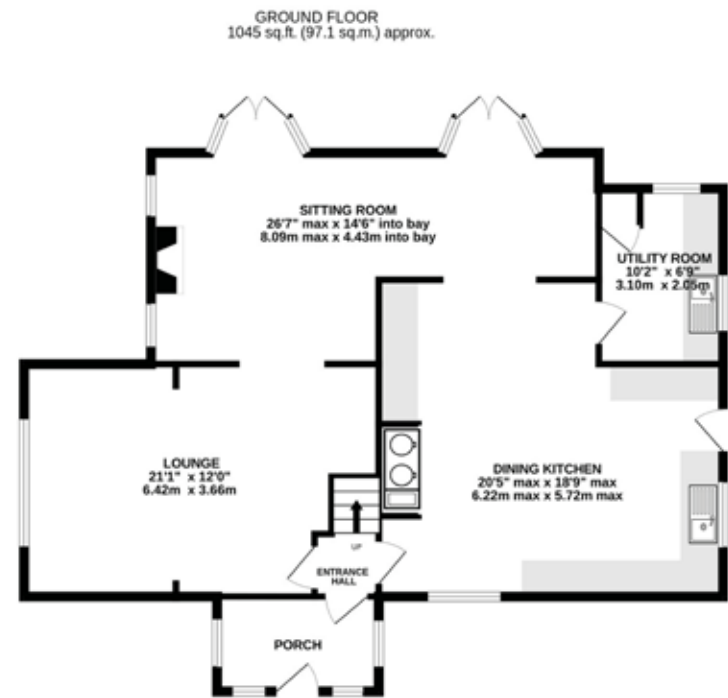
A local pub?

The Riverside Inn, Acton Bridge



Specifications

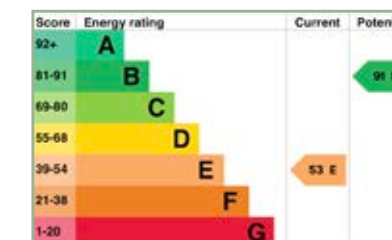
- Detached characterful cottage in a sought after location in Lower Whitley
- Quiet yet accessible
- 0.4 acre plot
- 2177 square feet of internal living space
- Two interconnecting living rooms
- 4 bedrooms, 2 bathrooms
- Beautiful mature gardens with quaint bridges and walkways
- Planning permission for oak framed garage



TOTAL FLOOR AREA: 2177 sq.ft. (202.3 sq.m.) approx.
EXCLUDING OUTBUILDINGS: 1846 sq.ft. (171.5 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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