



No.1

EARNSTOWN GRANGE COTTAGES

SANDIWAY

Blending accessibility with perfect peace and privacy, discover the rural enchantment of No. 1, Earnslow Grange Cottages, where period comfort and country living combine. Set well back off Whitegate Lane and enveloped in fields, sense the separation from the hustle and bustle of the wider world the moment you pull onto the lengthy driveway.

One of two cottages nestled in the heart of the Cheshire countryside, No. 1, Earnslow Grange Cottages is privately positioned, giving the sense of total seclusion.

Ample parking is available off the block paved driveway, sweeping up alongside a large front lawn, attractively planted with mature trees including a flowering cherry tree. Additional parking awaits at the top of the driveway in the detached garage, with storage available in the roof space.



“Once the gates close, you feel as though you’re in your own little sanctuary, yet you can be straight out onto the bypass in minutes.”



RENOVATED & RELOVED

A home substantially renovated, with great respect given to its 1900s heritage, among the refurbishments made in recent years, a new heat pump boiler has been installed, with replacement double glazing and a new roof and gates. Among the many modernisations and improvements, care and consideration has been devoted to reinstating the period feel of the cottage.

Light streams in through the large glass window beside the main entrance door, providing far reaching views out over the fields, highlighting the sense of tranquillity and rurality that pervades here. With storage in the porch, and beyond within the entrance hall, newly laid travertine flooring flows out underfoot. Freshen up in the newly fitted cloakroom ahead, before making your way through into the kitchen on the right.





Remodelled by the current owners, the modern, spacious, Rempp, German kitchen serves as a sociable open plan hub. Karndean flooring flows out underfoot, continuing through into the practical utility room where there is ample storage including a tall cupboard ideally sized for a mop and ironing board, alongside a sink and plumbing for a washing machine and dryer. Plenty of space is available on the wood laminate worktops, set to a smoked mirror splashback.



FEAST YOUR EYES

In the main kitchen and the utility, storage is in abundance, with a range of touch-catch cabinetry and deep pan drawers. Cool Corian work surfaces offer plenty of preparation space, whilst a full array of appliances serves your every culinary need, including: two Siemens ovens (one steam oven); Siemens warming drawer; Siemens induction hob with extractor hood above; a built-in dishwasher and dual function wine cooler for red and white wine.

Newly fitted windows frame fantastic views out over the garden from the dining area, where beyond the hedgerows, fields recede into the horizon. Dine al fresco on the patio terrace in the summer months. Additional storage is available within the breakfast bar, where there is seating for a trio of stools.



WINE & DINE

Returning along the entrance hall, peep through the sliding glass doors into the dining room. A versatile space, ideal as a playroom, snug lounge, formal dining room or even a home office, there is ample space for a large table, sideboard and display cabinet.

Continue along the hallway to reach the living room, where a gleaming black stone hearth and surround reflect the flicker of flames from the open fire, issuing toasty warmth throughout the room. Dual aspect, windows draw in plenty of light, ensuring this peaceful, serene room is a welcoming space throughout the seasons.



"The views are absolutely breathtaking."



SANCTUARY OF SLEEP

Returning to the entrance hall, ascend the newly carpeted staircase to the first-floor landing, where the high ceiling reveals the heritage of the home. Freshly laid carpet features along the landing also, flowing through into the master bedroom at the rear.

A bright and spacious bedroom, with ample space for a king size bed, drawers and dressing table, wake up to the sun rising over the fields and distant Pennines. On a clear day, the outline of Jodrell Bank can be seen. Further light streams in through another window to the side.

Freshen up in the recently refitted en suite, with Hansgrohe fittings, and walk-in shower. Vanity unit storage can be found beneath the wash basin, with WC and heated towel radiator.



SAVOUR THE VIEW

Comfortably nestled in the middle of the landing, discover a spacious, light-filled bedroom, offering pretty views out towards the farm and Whitegate.

Situated to the front of the home, the third bedroom offers ample space for a double bed and looks out over the fields in the direction of Sandiway golf club; a reminder of the fantastic setting of this home, balancing rurality with accessibility. Built-in storage is also available.

Relax and revive in the sublimely styled family bathroom, also refurbished by the current owners, where a large bath is fitted with an overhead shower, alongside wash basin, storage, WC and heated towel radiator.

Stairs ascend to the second-floor landing, leading to a fourth double bedroom. An enchanting guest room, emanating city loft-living vibes in its whitewashed wood panelled ceiling and exposed brick feature wall, Velux windows invite the light in, offering elevated views out over the Pennines. With plenty of storage in the eaves, there is also a cosy nook area on the landing, ideal for an office desk, or simply to sit and read.





GARDEN ESCAPES

With its large lawn outstretched to the front, enclosed by secure gates to the entrance and high hedging to the sides, an enclosed garden with lawn and patio also features to the rear.

Perfectly private, the front and rear gardens are perfect for children and pets. A suntrap to the rear, cook up a feast on the patio terrace, or seek shelter from the sun on the corner decking, beneath the oversized sun shade. The Cheshire brick wall retains the warmth of the summer sun, trailed in ivy to one side, and beyond, the lushness of the countryside stretches out as far as the eye can see.



OUT & ABOUT

Walks abound on the doorstep, just five minutes' drive from the Whitegate Way; perfect for those with canine companions. Meanwhile, Delamere Forest is around 15 minutes away. Call in for a thirst-quenching drink at local pub The Plough after exploring the many walks nearby. You can also dine out at Define in Sandiway village, just five minutes away.

Perfectly placed for families, Hartford, with its array of primary, secondary, sixth form and independent schools including The Grange School and Sir John Deane's Sixth Form, is around three minutes away.

Offering a perfect balance of rurality without being remote, rail services retain that connection with the wider world, with links from Hartford and Greenbank Station into Chester, Manchester and Liverpool. In the neighbouring town of Northwich, just under ten minutes' drive away, you can find a host of supermarkets and stores, including Sainsburys, Tesco, Aldi and Lidl, alongside a doctors' surgery.

Embraced by countryside and nature, yet so accessible for all you could need, No. 1, Earnslow Grange Cottages is a solidly built, beautifully refurbished home, with heart and warmth, lovingly modernised and futureproofed for the years to come.



GROCERIES?

Co-op or The Stores Delicatessen
in Hartford



A LOCAL PUB?

The Blue Cap in Sandiway or
Chime in Hartford



A WALK?

The Whitegate Way, Delamere
Forest or along the River Weaver



A DAY OUT WITH THE FAMILY?

Chester Zoo, Jodrell Bank or The Ice
Cream Farm in Tattenhall



A BITE TO EAT?

DeFINE Food and Wine in Sandiway
or The Fishpool in Delamere



SCHOOL?

Sandiway Primary, Cuddington
Primary, Hartford CofE High School
or The Grange School

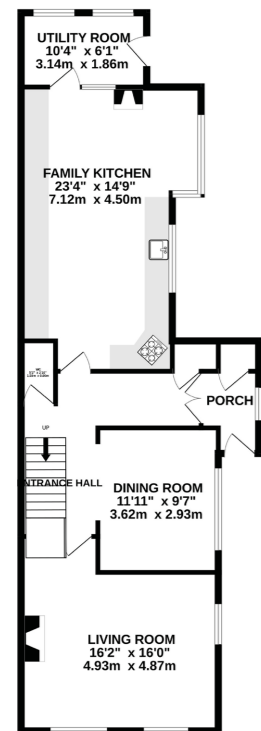
ASK THE OWNERS

Where do you go when you need...

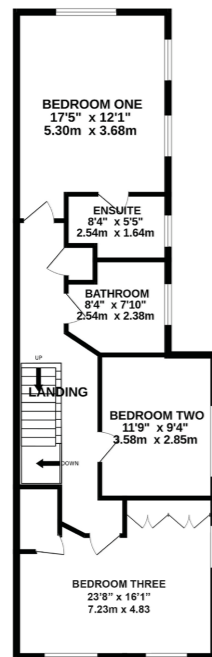


SPECIFICATIONS

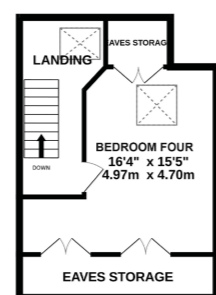
GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



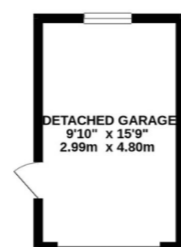
FIRST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



SECOND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



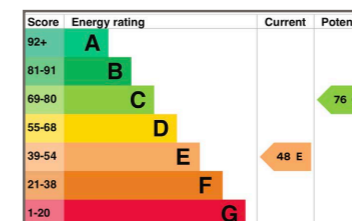
DETACHED GARAGE
144.69 sq.ft. (14.35 sq.m.) approx.



TOTAL FLOOR AREA: 2132.69 sq.ft. (199.15 sq.m.) approx.
EXCLUDING DETACHED GARAGE: 1988 sq.ft. (184.7 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.

- Nestled in the Cheshire countryside, offering privacy and tranquillity
- 1988 square feet of internal living space
- Recently refurbished, including a new roof, heat pump boiler, double glazing and modern gates
- Spacious, open-plan Kitchen
- 4 bedrooms, 2 bathrooms
- Enclosed front and rear gardens
- Spacious driveway with a detached garage and roof storage
- Close to schools, local amenities, and excellent transport links, balancing rural life with accessibility
- Chain free



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