



HOLLY
BANK
WHITEGATE



RURAL RETREAT

Ahead of its time in design, enveloped in lavish amounts of outdoor space and with spacious rooms offering incredible versatility for family living, welcome to Holly Bank, tranquilly set on the leafy fringes of the Whitegate Way.

“We moved in in 1990 expecting to stay for about five years; we liked it so much that we stayed for 30.”

Nestled amidst a handful of uniquely designed homes, Holly Bank, 5 The Paddocks blends the best of both worlds; rural, but not remote, private, yet not isolated, and set in the heart of the Cheshire countryside, with an abundance of walks on the doorstep.

Set on the circumference of a circle of homes, whose gardens radiate out and away from the centre, Holly Bank is true to its title; enveloped amidst greenery.

Pull up along the gated driveway, bordered by neatly mown lawn planted with a variety of evergreen trees, shrubs and beautifully planted borders. Parking is plentiful along the driveway and within the triple garage.



SUPERSIZED FAMILY LIVING

Built to an American-type design in the 1990s, Holly Bank offers exceptional flow and super-sized family spaces. Originally advertised as a 'single storey villa', the living space at Holly Bank is cleverly orchestrated into three separate bedroom wings with a sociable central hub for living and dining.

"There is a good sense of separation, and our children had privacy as they grew."

Broad and bright, step into the entrance hall, where full length glass opposite the front door provides views out into a private courtyard.





PEACEFUL PLACES

On the left, make your way through to the first of the three wings. An inner hallway leads along, offering access to two large double bedrooms, brimming with fitted wardrobes, drawers and dressing tables and a third double bedroom, overlooking the driveway to the front and currently utilised as a home office. A versatile space, it could also serve as a playroom or homework room.

Also along this inner hallway is a spacious family bathroom, with a bathtub, shower cubicle, abundant fitted storage, wash basin, WC and bidet. There is also a separate sauna room with its own shower.

Returning to the entrance hallway, turning right from the front door, step along an inner hallway leading to a cloakroom with WC, wash basin and fitted storage. Along this hallway there is also access into the utility room, a sunny and practical space, with plenty of cupboard and worktop space, alongside a sink, plumbing for a washing machine and tumble dryer, and currently also housing a dishwasher and freezer. From here there is access out to the side garden.





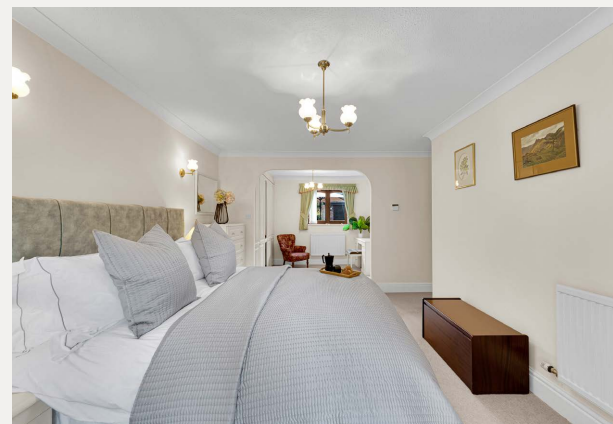
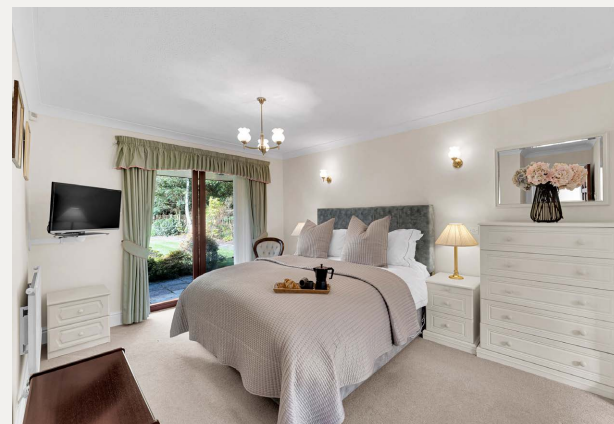
SOCIABLE SPACES

Conveniently situated next to the utility room is the kitchen. A sociable room, nestled between the utility room and family breakfast area, the white cupboards and drawers offer ample storage, with appliances including a double oven, induction hob and fridge, while from the sink, rinse the glasses whilst looking out over another landscaped courtyard, ideal for a spot of lunch in the midday sun.

At the far end of the kitchen there is a family breakfast area, filled with light courtesy of full length windows on the south side.

From here, step through into another inner hallway, which accesses the master bedroom wing.





SWEET DREAMS

To the right, the main bedroom sits peacefully away from the main flow of the home. A spacious sanctuary, make the most of the evening sun out in the sheltered seating area, easily accessible via sliding patio doors. Storage is well-served by the array of fitted wardrobes and drawers in the dressing area, which leads on to the spacious en suite. A bountiful bathroom, furnished with two wash basins, a bidet and WC; soothe your aches in the large, corner jacuzzi bath.

“One of the great things about the property is waking up in the morning and having a floor to ceiling view into the garden through the patio doors.”

Returning to the inner hallway, make your way back along, discovering the family room on the right; a peaceful and light-filled room ideal for intimate evenings.





LIGHT-FILLED LIVING

Also off this inner hallway, step into the light and bright lounge. Ideal for entertaining, this capacious sitting room is abundantly cosy throughout the seasons, warmed by an open fire within a redbrick chimney breast. An arch leads from the lounge through into the formal dining room, an ideal space in which to wine and dine.

Opening up from the dining room through a set of sliding doors there is also a gloriously light-filled conservatory. Wonderful in spring and autumn, the conservatory is warmed by the sun, bringing the outdoors in.





Guests can enjoy peace and privacy, with a further bedroom wing accessed off the spacious sitting room. With plenty of space for a super king size bed, and brimming once more with fitted storage, this guest bedroom is accompanied by a separate shower room.





SUNSHINE, SHELTER AND SHADE

*“As a young family, we were attracted by
the outdoor space.”*

Holly Bank, No. 5, The Paddocks lives up to its name, nestled on a plot of around an acre and a half, including its own area of woodland, offering plenty of outdoor space for all ages to explore and enjoy.

Paved pathways provide a route around the lawned garden to the rear, revealing numerous pockets of privacy, with seating areas at which you may pause and absorb the perfect peace and tranquillity from different vantage points.

Seek shelter and shade from the summer sun beneath the welcome cool of the vine festooned pergola; an ideal place to wine and dine. Another pergola walkway leads to a private and enclosed courtyard, with landscaped planted borders, where you can enjoy a moment's quiet contemplation.

A haven for nature, and brimming with birdsong, the garden serves as your own private parkland, with mature trees, lush borders and access through to another 'secret' area of garden home to asparagus beds, and a section of gated woodland to the rear.

You can also grow your own tomatoes in the greenhouse to the side garden. Gently sloping to the south-west, the garden soaks up sunlight, with terraces positioned to allow you to follow the sun as it moves around throughout the day; beside the conservatory, outside the kitchen and outside the main bedroom, where you can catch the afternoon sun whilst admiring the birds on the feeders.



OUT AND ABOUT

Nestled just 200 yards from the Whitegate Way, which runs for around eight miles through the Cheshire countryside, from Holly Bank, walks unfurl from the doorstep. From the garden, you can head directly out on the footpaths through the surrounding fields. Perfect for dog walks, two lakes to the rear of Holly Bank are owned by Warrington Anglers and provide a picturesque walking circuit.

Explore the amenities of the beautiful village of Whitegate, where you can find a local pub, church and school. Meanwhile, there are a number of shops in nearby Sandiway, whilst Winsford is also local for the weekly supermarket shop. Chester, an easy drive away, with its historic Rows, individual boutiques and many quaint coffee shops, also makes for a pleasant and accessible day out.

Families are ideally placed, with a handy primary school in the village, whilst with Hartford so conveniently close by, there is a whole host of primary, secondary and independent schools to choose from, including the highly regarded Grange School.

Commuting is convenient, with excellent road access to the surrounding towns and cities. Just four miles from nearby Hartford Station, you can also pick up frequent rail connections to Liverpool, Crewe (and onward to London) and Birmingham. Cuddington Station, meanwhile, operates trains between Chester and Manchester.

A balanced, spacious and versatile home, embraced by its enchanting and expansive garden, Holly Bank's thoughtful design ensures its ability to evolve to and around the needs of its owners.

ASK THE OWNERS

Where do you go when you need...



Groceries?

Co-op, Hartford



A walk?

There are lots of walks in and around Whitegate including the Whitegate Way, the Sandstone Trail and Delamere Park



A bite to eat?

DeFINE Food and Wine, Sandiway



A day out with the family?

Oulton Park, Delamere or Chester



School?

Whitegate Primary School, Hartford
Primary and High School



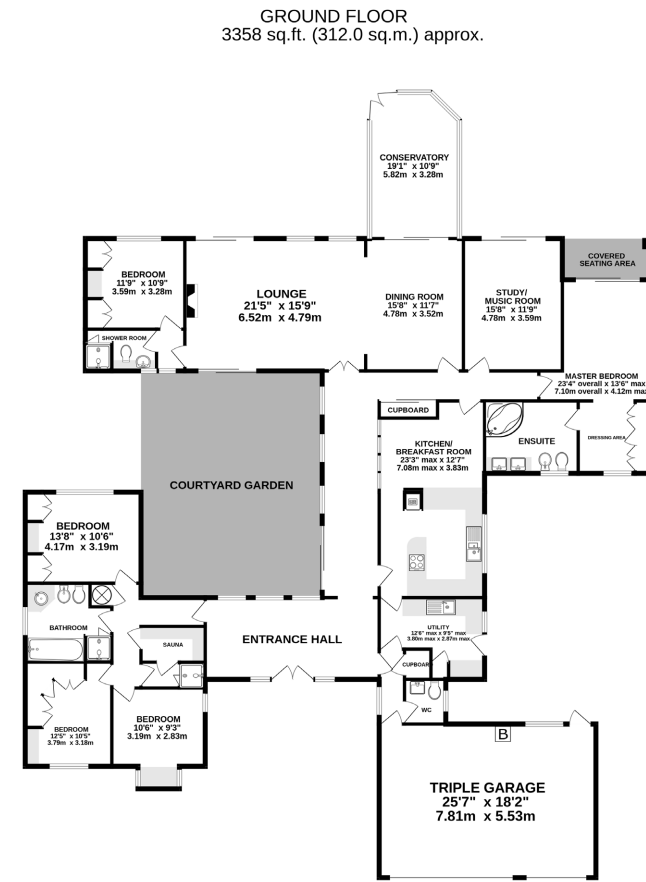
A local pub?

The Plough, Whitegate



SPECIFICATIONS

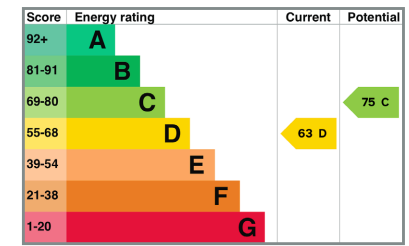
- Exclusive Whitegate location
- Superb countryside walking routes on the doorstep
- 2890.26 square feet of internal living space
- 1.5 acre plot
- Versatile spaces throughout the home
- 5 bedrooms, 3 bathrooms
- Central courtyard
- Mature, private gardens
- Triple garage
- Conveniently placed for nearby amenities and transport links



TOTAL FLOOR AREA: 3358 sq.ft. (312.0 sq.m.) approx.
EXCLUDING TRIPLE GARAGE: 2890.26 sq.ft. (268.81 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 Phil's
Video
Tour



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