



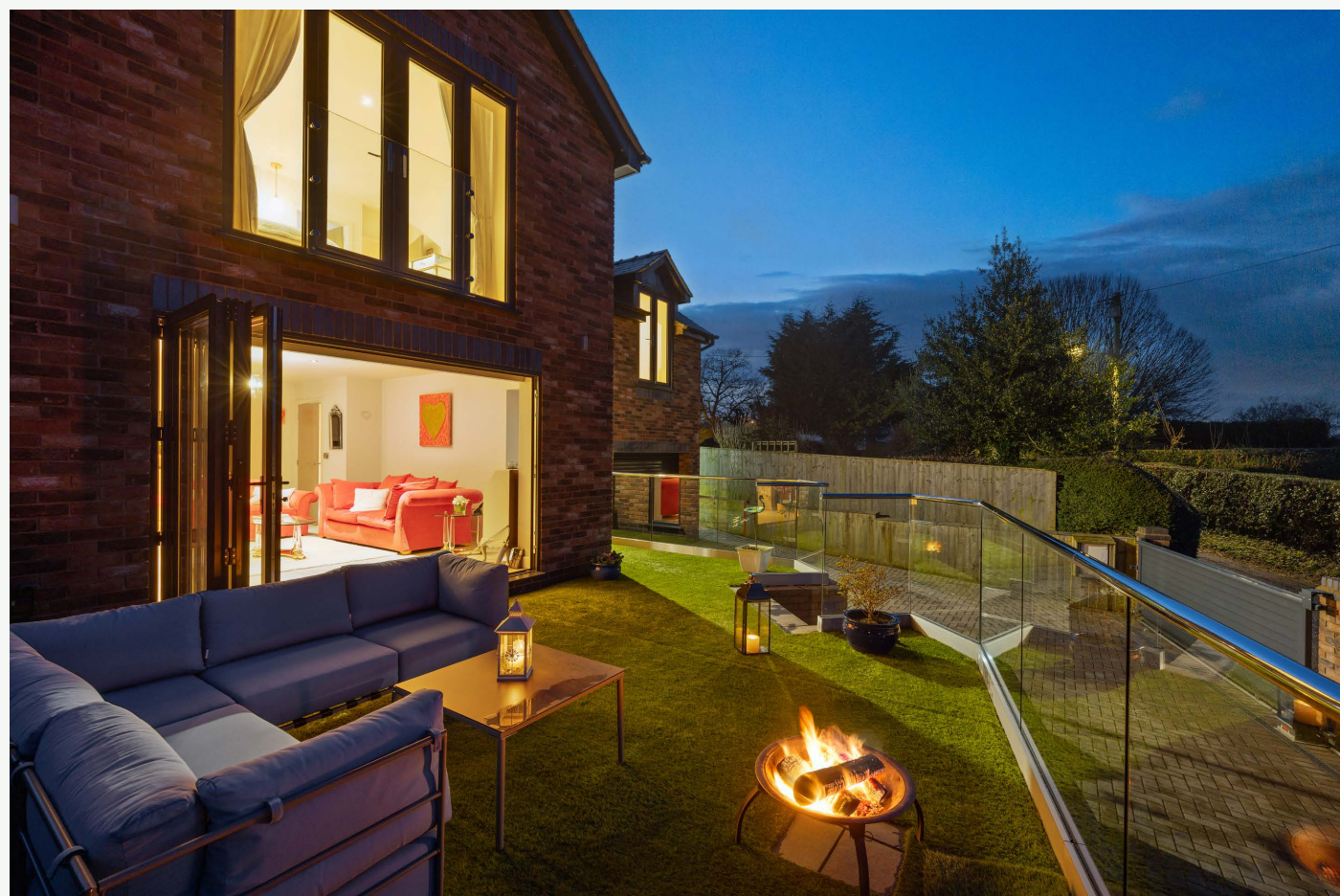


CONTEMPORARY COUNTRY LIVING

With a striking modern design and breathtaking semi-rural setting, just ten minutes from Chester, Back House is a home that fully embraces its surroundings. Recently constructed in 2017, with meticulous attention to detail, versatile open plan living awaits within.

A home with a high-quality finish and a sense of space and light in every room, the true highlight of Back House is its unparalleled views which gain in splendour with elevation. Whether admiring the sweeping vistas from the elevated lounge or waking up to the awe-inspiring panorama from the front bedrooms, Back House is a home totally in tune with the beauty of its setting. Plenty of parking is available on the electric gated driveway, alongside an integral garage, which offers direct access indoors.

Steps lead up to the elevated veranda, enclosed in glass, which provides a preview of the phenomenal views out over the countryside, an everchanging vista which becomes ever more sublime as you move through the home.



LET THERE BE LIGHT



A vertical window in the modern grey front door invites light through into the entrance hall, broad and laid in large light grey tiles, warmed by underfloor heating. Hints of pink add warmth to the walls, a motif continued throughout the home.

Cloud-like shades of soft grey and white embellish the walls of the cloakroom, in which a WC and wash basin can be found on the right.



Light and bright, across the entrance hall, views greet you in the large lounge, where bifolding doors open out to the front garden. Chandelier lighting shines down from above, with a tall window to the side also showering light through.



FAMILY TIME



Plenty of Siemens appliances also feature in this German-designed kitchen, including a bank of Siemens ovens and an induction hob, alongside an in-built Grundig barista-quality coffee machine.



“When we have gatherings and birthdays it’s great – you can see both ‘break out’ lounges from the kitchen so it’s a fantastic home for entertaining.”



Designed for modern family life, the lounge opens up to the capacious kitchen at the rear, where a wall of shelving and cabinets are elevated by a pop of soft salmon pink. Dine casually at the grandly sized central island, where pop up power points offer USB charging in a flash. Views entreat from the large dining table, set across from bifolding doors which open out to the rear garden, offering ample opportunity for al fresco dining in the summer.





Off the rear lounge, a hidden door opens to a private room, currently used as an office, but with great potential as a crafting, reading room or play room, again offering access out into the garden.

Practical places balance open spaces, with a spacious utility room accessed off the kitchen, furnished with plenty of storage, a sink and plumbing for a washing machine. From the utility room there is also access outdoors.



CULINARY DELIGHTS

With a third set of bifolding doors featuring in the rear lounge, Back House retains a seamless connection with the outdoors, inviting a refreshing breeze through in the height of summer. With inviting spaces on either side of the main entertaining kitchen, family members can come together while still enjoying their own activities in comfort.

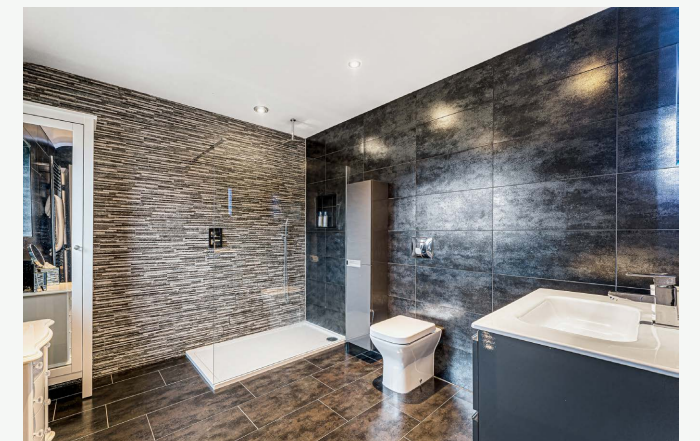


BEDTIME BECKONS

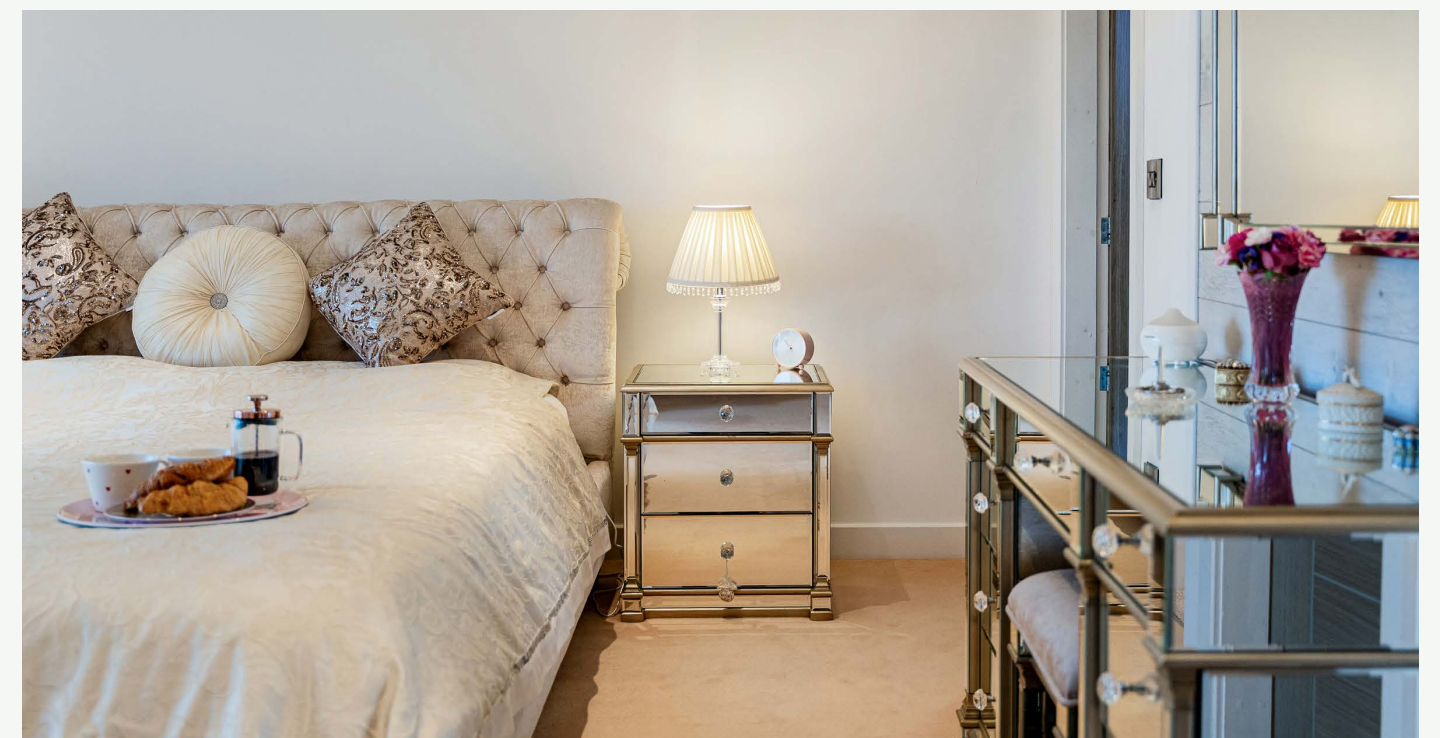


There is plenty of space for a dressing table and bedside tables in addition to a walk-in wardrobe.

Relax and refresh in the modern en suite, spacious and bright and with ample room for a bath alongside the existing walk-in shower.



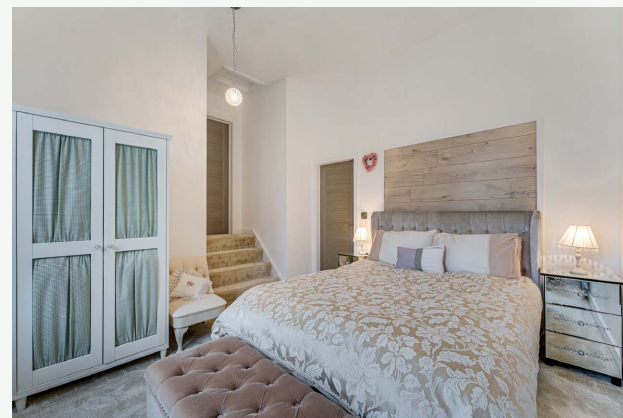
Upstairs, the views are amplified in the master bedroom to the left of the landing. Wake up to far-reaching views out over the countryside from the French doors, opening to a Juliet balcony.



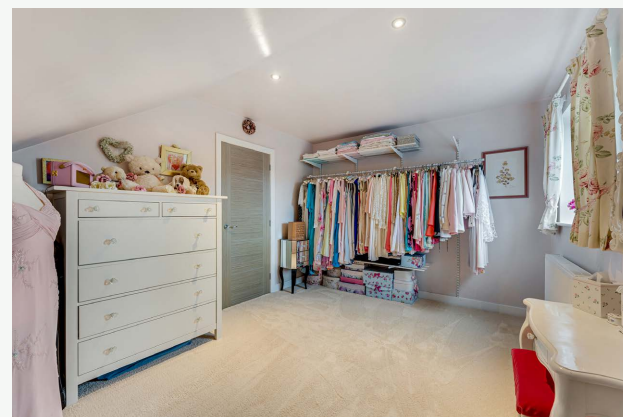


For leisurely soaks, a bathtub awaits in the main family bathroom, with overhead shower, alongside a wash basin and WC.

Next door, steps lead down to the spacious guest bedroom, whose high ceiling adds an airy ambience and where views beckon out over the countryside from the large window opposite the bed. Private and peaceful, this bedroom features its own shower room en suite.



To the right of the stairs, carpeted in cream, two substantial double bedrooms currently serve as dressing rooms, awash with light from large windows.



SAVOUR THE VIEW



Accessible from all of the entertaining spaces at Back House, the gardens are thoughtfully designed for both beauty and ease, making them perfect for those who prefer leisurely relaxation rather than maintenance.

At the front, a sleek glass veranda extends the living space outdoors, with plenty of room for garden furniture and a fire pit, creating the perfect spot to take in the stunning views. Artificial lawn provides a soft, low-maintenance space - ideal for dog owners, while the rear garden continues the theme of effortless enjoyment, again featuring an artificial lawn and a decked seating area, providing a private retreat for outdoor dining or unwinding in the fresh air.



OUT AND ABOUT

At Back House, rural charm is perfectly balanced by convenient access to town amenities. Tucked away on a peaceful country lane, enjoy the reassurance of friendly neighbours while maintaining a sense of privacy and space.

A bus service just around the corner provides easy access to Chester - only ten minutes away—as well as Tarvin, Tarporley, Crewe and Nantwich, making travel effortless.

A haven for dog owners, open fields unfurl from the doorstep, whilst for those who love the outdoors, the surrounding countryside offers excellent walking and cycling routes, with scenic back lanes leading to Huxley and beyond.

Everyday essentials are within easy reach, with nearby GP practices, local shops, a Post Office and cafés in Tarvin. Dining options range from the friendly Boot Inn just five minutes away by car to popular country pubs like The Fox and Barrel and Albanley Arms.

The Hollies Farm Shop is a favourite for fresh produce and coffee with friends, while Okells Garden Centre, within walking distance, is a go-to spot for gardening enthusiasts or those looking to enjoy a leisurely lunch.

A home whose breathtaking views set it apart, country living comes with convenient access out and about, at Back House. Whether for active individuals, young professionals, or those looking to enjoy retirement in a stunning setting, Back House delivers a truly special lifestyle.

“You can change the dynamics of a home but not its location.”

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

There are a selection of shops in nearby Tarvin or Tarporley



A WALK?

There is access to the field outside of the home



A BITE TO EAT?

Terrarium in Tarporley or Cornichon in Tarvin



A DAY OUT WITH THE FAMILY?

Liverpool, Manchester or Chester



A LOCAL PUB?

The Fox and Barrel in Cotebrook

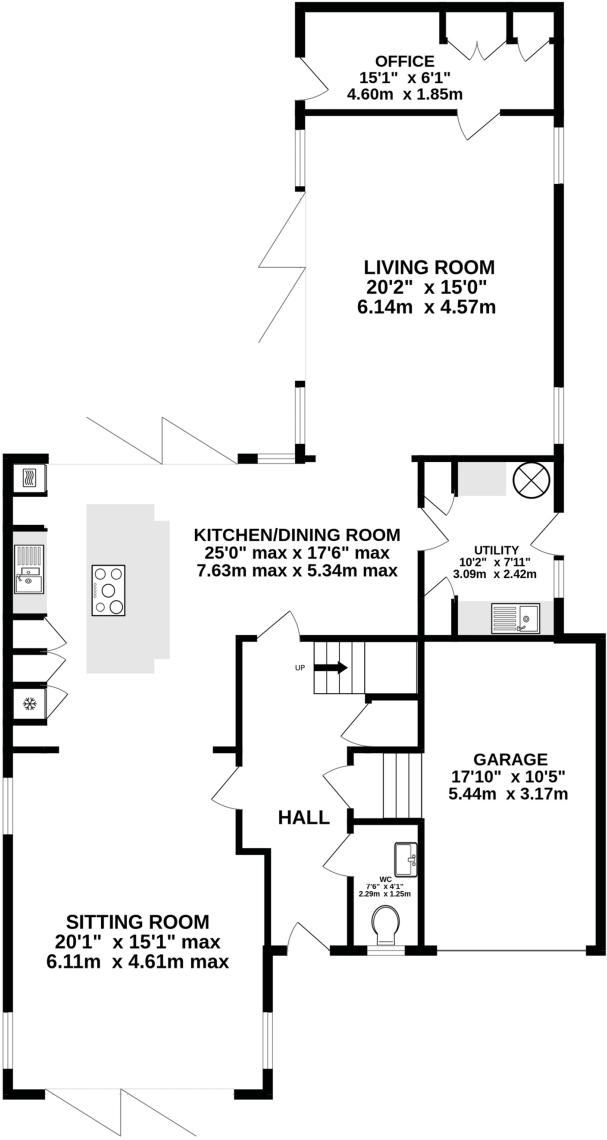


SCHOOL?

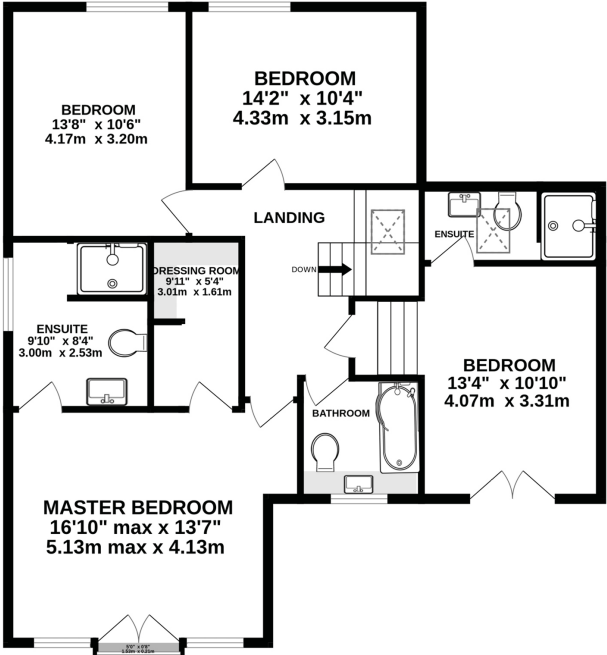
The King's and Queen's Schools, Chester



GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR
1004 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA: 2486 sq.ft. (230.9 sq.m.) approx.

EXCLUDING GARAGE: 2306.45 sq.ft. (213.7 sq.m.) approx.

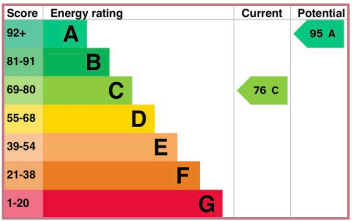
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

KEY DETAILS

- Bespoke modern detached home in Duddon
- Stunning rural views
- 2306 square feet of living space, plus integral garage
- Open-plan kitchen-living-diner
- 4 bedrooms and 3 bathrooms
- Low maintenance garden to the front and rear
- Excellent location for both Tarporley and Chester
- Close to nearby transport and commuter links



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