



PENNCARROW HOUSE
TILSTON

Country living, sought after setting

Where uninterrupted rural views meet with effortless convenience, tucked away at the most peaceful point of the exclusive Carden Park Estate development, Penncarrow House is a rare find. A home designed for those who crave both the quiet calm of country living and city connections, Penncarrow House is a new build home with old school character, just moments from village life yet close to major routes.

Beyond the electric gates, park up on the gravel driveway leading to a garage and EVC point. Mature hedging provides a fringe of greenery, before stepping beneath the shelter of the portico entrance and inside, where a sense of calm unfolds within.





Interior designer led living

Soothing, fresh interior designer-led décor balances classic elegance with homely warmth in the entrance hall and throughout Pennncarrow House, where creamy white tiles stretch out beneath your feet, setting a light and airy tone that pervades throughout the home.

Fresh white walls rise to meet the staircase ahead, while soft downlighting highlights feature artwork, part of a thoughtfully curated lighting plan designed by an interiors expert. Corston bronze switches and sockets subtly enhance the elegant scheme, with matching bronze door handles on the handmade double doors leading off to the right.





Sanctuary of light



Through these doors, the sitting room serves as a sanctuary of space and light. A white stone fireplace housing a log-burning stove takes centre stage, imbuing warmth and ambience on crisp winter evenings. Plush sisal wool blend carpet softens each footstep, while Crittall-style doors open onto a patio that offers unbroken sightlines out over the garden and greenery beyond, seamlessly merging indoor comfort with panoramic countryside views.

Returning to the entrance hall, a stylish downstairs WC is tucked just off the hallway, its deep blue-black walls providing a striking yet calming contrast to the home's prevailing crisp white palette.





Hub of the home

The heart of Penncarrow House unfolds to the left in the form of a brand-new, handmade, bespoke kitchen. A vision of style and function, each detail has been meticulously considered, from the Perrin & Rowe taps and Armac Martin cabinet handles to the quartz worktops and a beautifully designed breakfast cupboard with an aged mirror backdrop.

Integrated appliances include oven, hob, extractor, fridge, freezer and microwave, alongside two instant boiling water taps - one Quooker, and another delivering filtered still and sparkling water at the touch of a button. A unique American-inspired pot filler tap sits within the splashback, allowing you to fill heavy pots directly at the stove with ease.







Indoor-out living

Flowing effortlessly off from the kitchen, discover the dining room and snug. Bathed in golden sunlight each morning, the kitchen, dining room and snug serve as peaceful retreats, perfect for enjoying coffee and countryside views, framed once again by Crittall doors that open onto the elevated stone patio. Extending the full width of the house, the patio terrace provides the perfect spot for al fresco dining while overlooking a garden so immaculately kept it rivals the greens of the Carden Park Golf Course beyond.

"The snug is flooded in the morning sun; the sunrises are amazing. It's so peaceful, with far-reaching views of the hills."



Beyond the kitchen, the remodelled garage has made way for a bespoke boot room and an exceptionally large utility - a 'back kitchen' in its own right, brimming with bespoke storage alongside a Belfast sink and plumbing for a washing machine and dryer. Open shelving with matte gold rails harmonises effortlessly with the kitchen's cabinetry, creating a functional yet stylish space designed for modern country living.



Family Time



Returning to the kitchen there is also a private family room, drenched in sunlight and furnished with an array of bespoke fitted ash-coloured cabinetry, the perfect television lounge or playroom.

From the entrance hall, the sisal and wool combination carpeted staircase leads gracefully to the first floor, where a large, light-saturated landing awaits, backdropped by a newly panelled wall, while deep skirtings once again showcase the high-quality finish that flows throughout Pennccarrow House.





And so to bed...

Reconfigured to provide four spacious bedrooms, each with its own en suite, the upstairs at Penncarrow House offers the same exceptional level of comfort and privacy that can be found in the communal areas on the ground floor. Turning right, handmade double doors open into the stunning master bedroom, a serene retreat with an elevated Juliet balcony accessed through elegant double French doors. Here, enchanting views stretch over the garden and the lush greenery of Carden Park Golf Course, enabling you to wake up to magical sunrises from the comfort of your bed. In the evenings, the master bedroom is a haven of tranquillity, with skylines lit up with fireworks on special occasions such as New Year's Eve.

Soft ivory carpet underfoot enhances the sense of warmth, while a cleverly designed dressing area sits behind a low partition wall, featuring an impressive, bespoke dressing table and fitted wardrobes. Refresh and revive in the indulgent boutique en suite, featuring Mandarin Stone marble floors and tiles, a free standing roll-top bath and a separate walk-in shower - each detail designed for comfort and elegance.



Back on the landing, sanctuary awaits in bedroom two, a beautifully finished chamber where fitted wardrobes line the inner hallway, providing plenty of storage. Step into the en suite, where Mandarin Stone marble floors are laid in a classic herringbone pattern, warmed by underfloor heating and complemented by elegant tiling to the walls. A bespoke mother-of-pearl vanity unit, shipped from India, adds a touch of opulence, whilst a free standing bath and separate shower complete this spa-like retreat.



Sweet Dreams



Savour the views from the third of the double bedrooms, enjoying breathtaking panoramic vistas of the rolling hills beyond. Half-height panelling enhances the classic yet contemporary feel, while Phillip Jeffries wallpaper adds a luxurious touch. Handmade double doors open to a Jack-and-Jill en suite, shared with bedroom four. Again, exuding luxury in the spa-style Mandarin Stone marble floors, this refreshing room features a wet-room-style shower, wash basin and WC.

Flowing effortlessly from the Jack-and-Jill bathroom and also accessed off the landing, the connecting fourth bedroom is another expansive space with stunning views and fitted wardrobes. Light and airy, it completes the exquisitely decorated quartet of double bedrooms. Above, the loft has been fully boarded and fitted with electricity and lighting, making it an ideal space for storing Christmas decorations, luggage and more.





Outdoor oasis

Step outside into a professionally landscaped garden, tranquil and low maintenance. Ensuring the party flows seamlessly outdoors whatever the weather, an awning with built-in patio heaters enables outdoor entertaining throughout the seasons. A garden bathed in sunlight from morning until evening, the seating areas offer pockets of peace and tranquillity for relaxation and entertaining throughout the day.

A large Astroturf lawn ensures a pristine look year-round, perfect for children to kick about a football, run and play, preserving the home's immaculate interiors, while the paved areas are perfect for bikes and scooters. In summer, delicate white hydrangeas fill the borders, and fragrant white lavender edges the lawn, filling the air with scent. A water feature adds a soothing touch, encouraging nature and local wildlife, including curious pheasants.

Whether it's enjoying breakfast on the patio as the sun rises, hosting a barbecue with friends, or simply unwinding in the peace and quiet, this garden is a true retreat.



Out and about

Perfectly positioned, Pennccarrow House enjoys the best of both rural charm and modern convenience, with excellent dining, shopping and recreational opportunities close at hand. For a warm welcome, family run pub The Hare in Farndon is renowned for its fantastic Sunday lunches, while The Grosvenor Arms in Aldford is the place to be in the summertime with its outstanding pub garden. Meanwhile, The White Horse in Churton frequently hosts celebrity chef pop-ups, offering a unique and ever-changing menu.

For a more intimate dining experience, 209 Farndon is a hidden gem run by a passionate couple, serving brunch and coffee by day and transforming into a fine-dining restaurant in the evening. Lost Barn Coffee Shop is another firm local favourite, offering arguably the finest coffee and brunch in the area, as well as fresh salads for lunch. Its charming play area makes it a great spot for families. For those who enjoy the outdoors, residents of Pennccarrow House have exclusive access to private walking trails on the Carden Park Estate, with a footpath and a dedicated access gate located right on your doorstep.

Stretton Water Mill, a historic and picturesque location, offers beautiful countryside walks, which can conveniently culminate with cake and coffee at the Lost Barn.

Everyday essentials and shopping are well catered for, with Bellis Garden Centre and Farm Shop in Holt offering high-quality local produce. Malpas Farm Shop is a go-to for an excellent selection of fresh meat and deli items. For fresh flowers and beautiful floral arrangements, Velvety Peony in Farndon is a much-loved local florist.

Meanwhile, those looking for a little indulgence can visit Secret Spa in Holt, a hidden gem offering a range of beauty treatments in a tranquil setting.

Families are well catered for; Pennccarrow House is ideally located with a selection of outstanding schools within easy reach. The Kings and Queens Schools in Chester, Abbeygate College and Ellesmere College, offer excellent independent education, with school bus services available from Broxton. Bishop Heber in Malpas is another highly regarded secondary school, with a bus route that passes directly by the house. For younger children, well-regarded primary schools can be found in Farndon, Tilston and Shocklach.

Rural, but not remote, connectivity is another key advantage of Pennccarrow House, with immediate access to the A41 and three direct routes into Chester city centre, making commuting and day trips effortless.

Luxuriously finished, with timeless and enduring style, Pennccarrow House is a serene retreat where elegant design meets modern functionality. With breathtaking views, sophisticated interiors and seamless access to both the Carden Park Estate and beyond, Pennccarrow House offers the perfect balance of tranquillity and convenience - a refreshingly renovated, welcoming home for those seeking refined living in an exceptional setting.

Ask the owners

Where do you go when you need...



Groceries?

Bellis Brothers Farm Shop in Holt,
just 3 miles from Pennccarrow House



A walk?

Bickerton Hills



A bite to eat?

Restaurant 209, Farndon



A day out with the family?

Chester, Arley Hall and Gardens or
The Ice Cream Farm



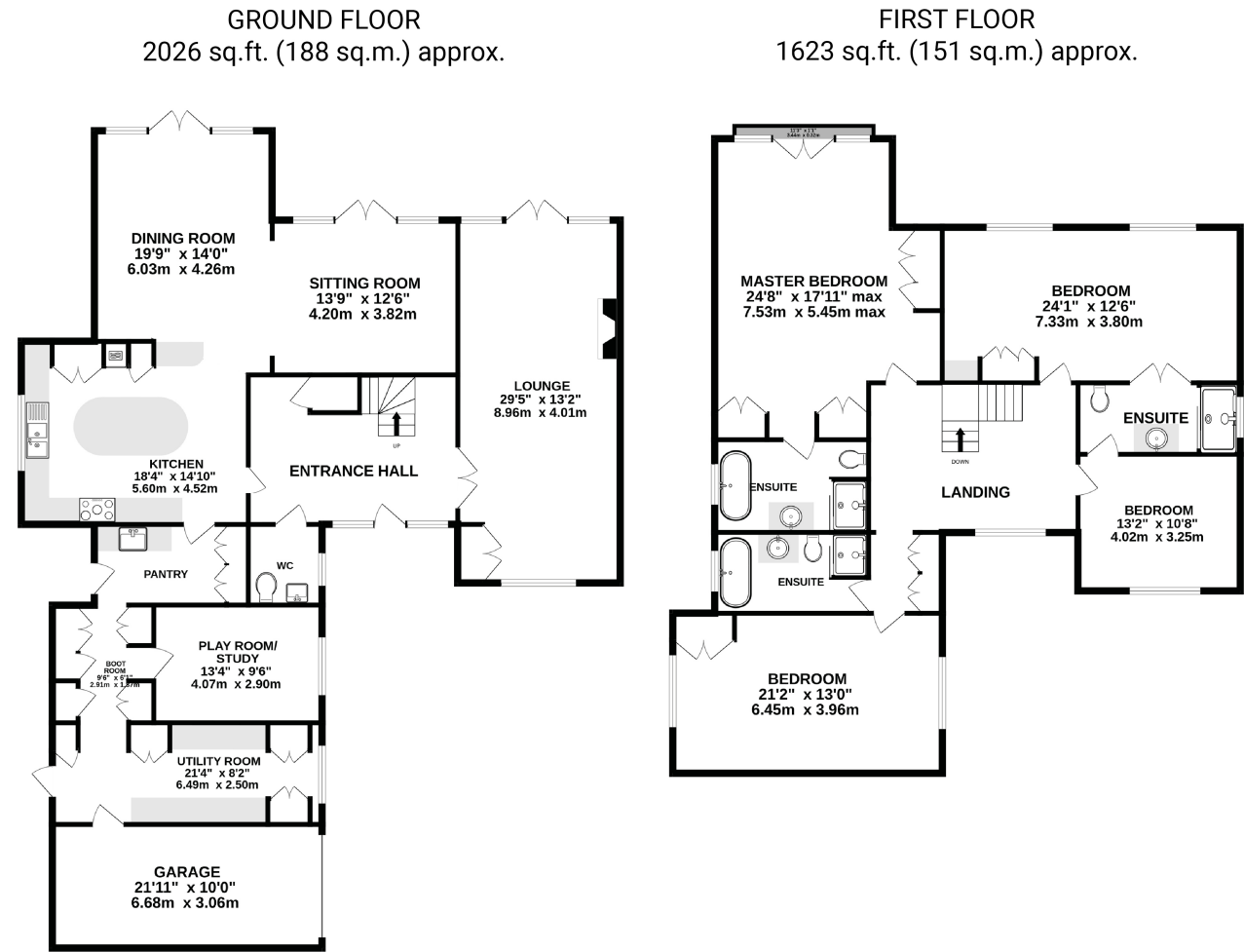
School?

Tilston Primary School. Farndon
Primary School or Bishop Heber
High School



A local pub?

The Hare, Farndon



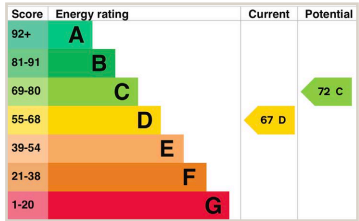
TOTAL FLOOR AREA: 3649 sq.ft. (339 sq.m.) approx.
EXCLUDING GARAGE: 3438 sq.ft. (318 sq.m.) approx.

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 features

- A new build home with old school character, offering the perfect balance of tranquillity and convenience
- Uninterrupted rural vistas over Carden Park Estate
- 3437 square feet of internal living space
- Bespoke designer kitchen with quartz worktops, Perrin & Rowe taps, and smart appliances
- Seamless indoor-outdoor living
- 4 bedrooms, 3 bathrooms
- Peaceful setting with private walking trails and easy access to Chester.
- Close to nearby amenities and transport/commuter links

See Ian's
Video
Tour



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Pennarrow House
9 Stretton Green
Tilston
SY14 7JB



storeysofcheshire.co.uk

hello@storeysofcheshire.co.uk
01606 339922 | 01829 700359 | 01925 595950

57 Church Street, Davenham CW9 8NF
56c High Street, Tarporley CW6 OAG
