



Hilbre House

ALPRAHAM





Welcome home

“It is such a stunning home. You feel genuinely privileged to be part of the history it holds.”

At Hilbre House, a distinguished landmark in Alpraham’s heritage, both past and present sit together in harmony, holding the key to modern living. Dating back to the late 1600s, this Grade II listed residence captures your heart and imagination upon arrival. Hilbre House is a home that has evolved over the centuries to meet the needs of 21st century living.

While the original home is rich in period character, a contrasting modern annexe adds a breath of contemporary light and space, ideal for

guests, work, entertaining, or independent living. Electric gates open to reveal plentiful parking, a detached double garage and stunning views that stretch out over the gated paddock to the rolling fields beyond.

Indoors, the quarry tiled porch offers a place to pause and shake the dew from coats and boots after a morning walk along the canal or through the fields, before continuing through into the impressive entrance hall, currently used as a sunny morning room. Bright and characterful, the beams that define Hilbre House make their presence felt, softened by a honey-toned oak herringbone floor underfoot.

Renovated and extended over the years, Hilbre House has been reconfigured to serve modern living, formally unified from two distinct dwellings in 1995 prior to considered remodelling work by the current owners, opening up the front rooms around the central double-sided log-burning stove, redesigning the kitchen and reshaping the first floor. The bedrooms upstairs are reimagined as four spacious retreats, including a master suite with a large dressing room and en suite.

Off the entrance hall, the study balances character and calm with French doors inviting light and fresh air in from the patio beyond; the perfect place for a creative break or mid-morning coffee. The room is lined on two sides with open shelving, cupboards and a glass-fronted display unit offering plentiful storage, ideal for those working from home.





Heart of the home

Stepping left from the entrance hall, emerge into the comfort of the spacious lounge where soft light filters in through the south-facing front window. With beautiful oak flooring, at its centre, a striking double-sided log-burning stove resonates warmth to both lounge and adjoining dining room beyond. From the lounge, step through into the dining room, a continuation of warmth and welcome, with a large window framing views of the garden and an internal window looking on to the beautiful internal hall. Spacious yet intimate, this is a room made for long conversations and family celebrations, connected to both the lounge and the kitchen next door.



Wine & Dine

Bright, open and beautifully equipped, the kitchen at Hilbre House blends heritage with contemporary convenience and craftsmanship. At its heart, a central island topped in a single, striking slab of black granite provides sociable seating alongside storage, with mirrored kick plates that lend an almost weightless finish. This award-winning Smallbone kitchen pairs sleek walnut cabinetry with premium appliances, including Miele coffee machine, dual-temperature wine fridge, integrated microwave, tumble dryer, Bosch dishwasher and LG washing machine. A Falcon electric double oven with gas hob takes pride of place, supported by a spacious pantry cupboard, Franke double sink and MGS tap.

Underfloor heating adds to the welcoming feel, while natural light pours in through multiple windows, balancing the warmth of the beams above with an open airiness. A particular highlight of the house is the spectacular rear views looking out over parterre planting, to the walled garden, paddock and rolling fields beyond. The layout flows easily into a rear porch with access to the rear patios and garden.



Family Time

Just off the kitchen, the cosy, underfloor-heated, snug with oak flooring offers a quieter, more intimate space, ideal as a playroom, reading nook or breakfast room. Watch the seasons change through the South and West facing windows, flooding the snug with light whilst drawing the eye across the garden and surrounding greenery. Reconnecting from the kitchen to an inner reception hall, ascend the handsome oak panelled staircase to the double-height gallery landing, rich with exposed beams. Light spills from the large picture window, catching the gleam of the antique crystal chandelier for a breathtaking ambience.



Upstairs, the layout works beautifully for family life, with four large bedrooms balanced out over the first floor providing privacy for all. Directly ahead, the master bedroom is a haven of tranquillity, cosily carpeted in light shades underfoot and bathed in light from windows framing views over the greenery to the front. Contemporary Sliderobes fitted wardrobes contrast with the characterful beams in the large and light-filled dressing room, whilst the spacious, underfloor-heated en suite features Porcelanosa wall tiles, a deep, centrally filling Jacuzzi bath, separate shower, heated towel rail and Keuco mirrored storage cabinet.

“The bedroom feels so calm, occasionally you might see someone travelling along the lane on horseback.”





Returning to the stairs, immediately left from the master bedroom, off a spacious inner landing, two impressively sized bedrooms are both served by a private, underfloor-heated, large family bathroom containing bath, separate shower, heated towel rail and mirrored storage cabinet.

Returning to the main landing, a storage cupboard sits just before the loft hatch, where there is plenty of scope, if needed and subject to planning permission, to create a fifth bedroom by extending into the roof space and adding a gable-end window, as has been done on similar, neighbouring properties.



Further along, the king-sized guest bedroom is a private haven for guests, with its own en suite and a walk-in storage area, creating a calm and well-contained corner of the home for visiting friends or older children seeking a little more independence.



Annexe for all occasions

Once a stable yard with four stables, the rear of Hilbre House has been completely reimagined to create a vast, self-contained annexe that lifts and contrasts beautifully with the characterful feel of the main home. Light, modern, and incredibly flexible, it's served as everything from a party hub to a teenage retreat. With its own kitchen, living spaces, private entrance and bathroom, the annexe is perfectly suited to multigenerational living, visiting guests, use as a gym and hobby room, or a spacious home office setup.





Garden for all seasons

Beyond the annexe, the walled garden is a sunny sanctuary, sheltered from the wind and drenched in light throughout the day. A large patio connects the annexe to the garden, the perfect quiet space in which to read, dine, entertain, or simply soak in the stillness of the surroundings.

“The walled garden is a fantastic suntrap; it is so peaceful to spend time out in the garden here.”





Between the rear patio and walled garden, parterre planting and sculpted topiary echo the elegance of Hilbre House's historic façade, while to the front and side lush lawns offer room to roam and play. A gated paddock extends the experience further still, providing an open canvas for football games, garden parties, or even a future tennis court or paddock for a pony. Whether for family gatherings, barefoot summers, or devoting to nature, this outdoor space adapts as life evolves.



Out & About

Perfectly placed between Nantwich, Tarporley and Bunbury, Hilbre House sits at the heart of three of Cheshire's most coveted communities, enabling you to dip in and out of each to discover their distinct appeal. From Tarporley's vibrant high street and boutique shops to Bunbury's Christmas-card design-worthy lanes and Nantwich's historic market town buzz, all you need is within easy reach.

Local life in Alpraham itself is just as rewarding. The Tollemache Arms, just a short walk away, has been thoughtfully renovated, with a playground and what locals vow is among Cheshire's best beer gardens. Community spirit is strong, with a new village hall, a village green and a network of scenic walks along the canal and across open countryside, right from the doorstep.

For commuters, life at Hilbre House couldn't be more convenient, only 20 minutes from Crewe Station with its links to London in under two hours, while Chester, Liverpool and Manchester are all within a 40-minute drive.

Families are equally well served. Bunbury and Eaton primary schools are highly regarded, with Tarporley High a straightforward bus ride away. Independent options including The Grange, King's, Queen's and Abbey Gate College are all easily accessible with school buses from Tarporley. Regular buses also run from the end of the road, allowing older children the freedom to meet friends and explore nearby towns.

A place to put down roots, a landscape where children can roam freely indoors and out; a home blending character and comfort, heritage and modernity, Hilbre House offers timeless living for all the family.



Groceries?

Bunbury or Tarporley



A walk?

There are lots of lovely walks on the doorstep through the fields that surround our home, the nearby canal (starting at Wardle bridge to Bunbury locks), Nantwich Marina, Delamere Forest or Bulkeley Hill.



A bite to eat?

Dysart Arms, DeFINE Food and Wine, Tarporley High Street or Nantwich



A pub?

Tollemache Arms - great food and fantastic beer garden!



A day out with the family?

Chester, Chester Zoo, Blue Planet Aquarium, Bewilderwood, Delamere Forest, Wales and Wirral beaches, Manchester or Liverpool



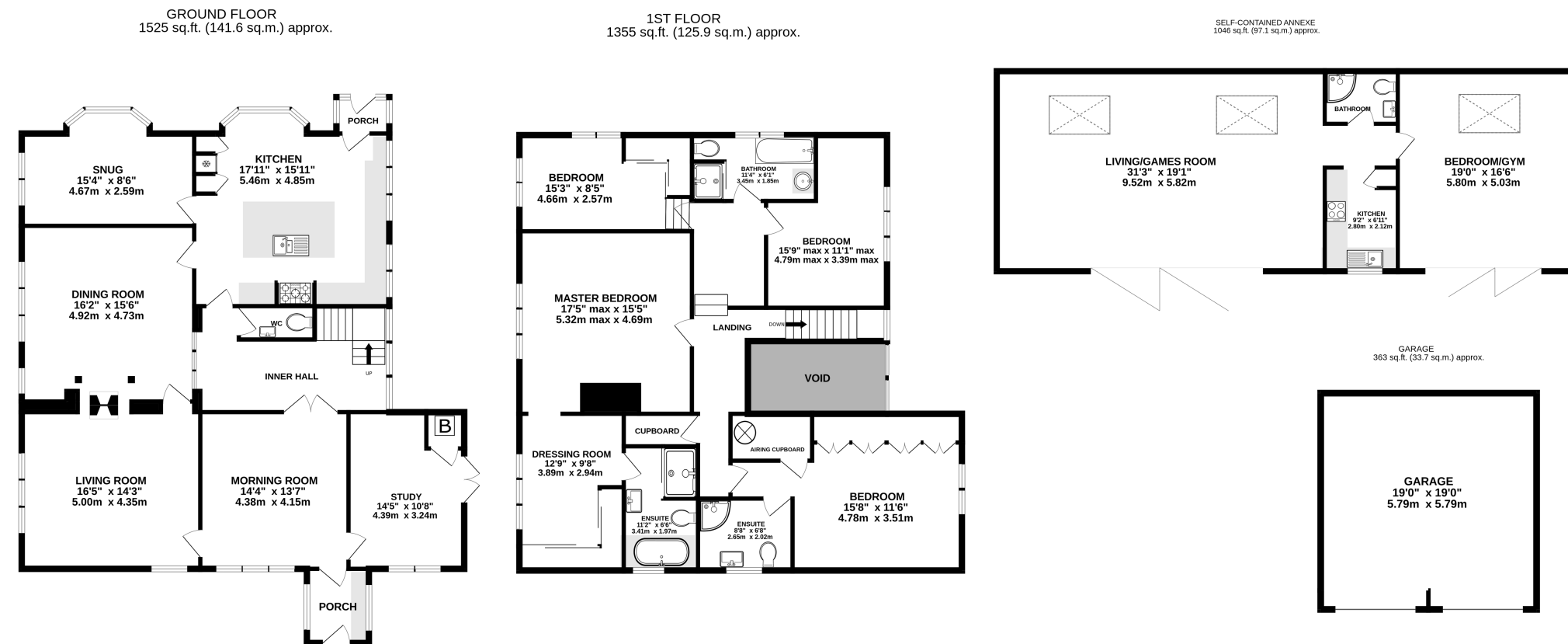
Schools?

Bunbury Primary or Tarporley High. Private schools are The Grange, King's, Queen's and Abbeygate - with buses from Tarporley. Tarporley High School bus picks up at the end of Pinfold Lane.



Key Features

- Exceptional Grade II Listed Tarporley home, rich in history and character set in around a one acre plot
- 2880 square feet of living accommodation in the main house
- 1046 square feet newly built detached annexe
- Modern family layout with 4 double bedrooms and 3 bathrooms
- Two spacious formal reception rooms with a central double sided log burner
- Detached double garage and ample parking within an electric gated driveway
- Walled garden, parterre planting and gated paddock
- Conveniently placed for nearby amenities and commuter/transport links



TOTAL FLOOR AREA: 4289 sq.ft. (398 sq.m.) approx.
EXCLUDING ANNEXE AND GARAGE: 2880 sq.ft. (267 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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Alpraham Green
Alpraham
CW6 9JQ



storeysofcheshire.co.uk

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

57 Church Street, Davenham CW9 8NF
56c High Street, Tarporley CW6 0AG