

GATESHEATH HALL

GATESHEATH • NR TATTENHALL • CHESHIRE



JACKSON-STOPS





Gatesheath Hall

An impressive period residence, listed Grade II, with attractive courtyard range of buildings, leisure facilities and parkland occupying a rural yet convenient edge of village location.

GATESHEATH HALL presents as a small country house estate and enjoys a lovely setting overlooking open countryside in a picturesque part of the country close to Beeston and Peckforton Castles. Occupying a rural yet accessible location just beyond the village of Tattenhall to the south of Chester, Gatesheath Hall is approached via an impressive tree lined drive and enjoys a southerly aspect.

Gatesheath Hall comprises a handsome principal residence listed Grade II being of historical and architectural merit and believed to date from the late 17th century with later additions. In addition to the main residence there is an attractive courtyard range of traditional buildings with garaging, stabling and indoor swimming pool beyond which is a collection of more modern outbuildings. Within the formal grounds is a summer pavilion and tennis court adjoining railed paddocks and parkland. The whole extending to 17.00 acres (6.87 hectares).

Features

Gatesheath Hall

- Reception Hall
- Dining Room
- Sitting Room
- Cloakroom
- Library
- Drawing Room
- Kitchen with Dining Area & Sitting Room off
- Pantry
- Utility
- Rear Hall with Cloakroom
- Wine Cellar
- Master Bedroom Suite with Dressing Room & Bathroom
- 5 Further Bedrooms
- 5 Bath/Shower Rooms
- Office
- Study
- Laundry Room
- Snooker Room
- Attic & Tank Rooms

Courtyard Buildings

- Open fronted garaging
- Stable range with 4 Loose Boxes
- Tack Room
- Workshop/Tool Shed

Leisure Complex

- Indoor Swimming Pool
- Changing Room with Shower
- Kitchen
- Garden Room

Modern Buildings

- Secure Garaging
- 4 Bay Dutch Barn
- Open Fronted Machinery & Implement Store

Gardens & Grounds

- Lawned Gardens with Ha-Ha
- Orchard
- Long Garden with Herbaceous Borders
- Rose Walk
- Knot Garden
- Summer Pavilion
- Tennis Court
- Woodland
- Paddocks & Parkland

In all about 17.00 acres (6.87 hectares)



Distances

- Tattenhall 1 mile
- Chester 8 miles
- Crewe 19 miles
- Liverpool 24 miles
- Manchester 45 miles

(distances approximate)



Location

Gatesheath Hall is situated in a rural yet most accessible part of the County just beyond the sought after village of Tattenhall to the south of Chester. Tattenhall village offers a comprehensive range of services including a general store, butcher, chemist, doctor's surgery, church, pubs and restaurants whilst the historic city of Chester with high street retailers and out of town retail parks is just 8 miles distant.

Schooling in the area is well provided for with a very successful primary school in the village which is within the catchment area for Bishop Heber on the outskirts of Malpas and rated outstanding by Ofsted. Additionally there is a good selection of private schools nearby including The Whitehouse at Whitchurch, The Grange at Hartford, Abbeygate College at Saughton and The King's & Queen's in Chester.

On the recreational front the village has a thriving sports club offering football, cricket, tennis, squash and a gym. Locally there are golf courses at Carden Park, Aldersey Green and Waverton, motor racing at Oulton Park, sailing at Manley Mere and rowing on the River Dee in Chester. For the equestrian enthusiasts there is hunting with the Cheshire Hunt, polo at Little Budworth, and horse racing at Chester, Bangor-on-Dee, Haydock and Aintree.





to the house opening onto a wide parking and turning area beneath the south front. The front façade is particularly impressive with the original part of the house believed to date from the late 17th century whilst the main house is mid-18th century. The property is constructed of Flemish and English bond brickwork beneath a slate roof. The house is 3 storey and the principal part has a symmetrical 3 bay façade with rusticated quoins and central stone porch.

Gatesheath Hall has much to commend it architecturally and is fully deserving of its Grade II listing. The house has a traditional layout with all the features associated with a house of the period including feature fireplaces, cornice work, panelling, deep door architraves, beams, panelled doors and a handsome turned staircase. In contrast to the formal reception rooms there is a new kitchen which has been recently extended and re-fitted to create open plan dining and sitting areas to cater for modern day family living. On the upper floors there is a generous master suite and a further 5 double bedrooms together with a first floor office and study which are both capable of reverting back to bedrooms and on the second floor there is a snooker room with a full size table.

The courtyard range of traditional buildings are also listed Grade II and presently provide garaging, stabling and leisure facilities but they clearly have the potential to be developed subject to the availability of planning permission. Furthermore in the orchard against the drive is a former agricultural building which previously had consent to be replaced with a comprehensive leisure complex within a new building. Whilst the consent has lapsed the principle of development has been established and it may be that there is scope for other uses including a cottage possibly for staff or dependent relatives.

Communications

Despite its rural location Gatesheath Hall enjoys good road links being within easy reach of the Chester Business Park, Wrexham Industrial Estate and Deeside Industrial Park. Beyond Chester access is gained to the M53 and M56 motorways permitting daily travel to Liverpool and Manchester. Both cities have international airports which are 30 and 34 miles respectively and at Hawarden there is a non-domestic airport for private jets. Travel to London is available via train from Chester and Crewe train stations which both offer a sub 2 hour service to Euston.

Description

Gatesheath Hall is approached via a splayed entrance with stone gate piers and electrically operated gates opening onto a tree lined gravel drive. On approaching the property the drive divides in order to access the rear courtyard whilst the main drive continues





Accommodation

A panelled front door opens into a wide reception hall which is currently arranged as a dining hall with inglenook fireplace, exposed beams and part panelled walls. Off the reception hall is a sitting room with a feature brick fireplace with wooden surround containing an inscription EL 1711. The room has a double aspect with views of the garden. From the reception hall an archway connects to the staircase hall, off which is the dining room which has a cast iron fireplace with decorative carved wood surround, moulded ceiling cornice and part panelled walls. Beneath the staircase access is gained to a cellar with 2 storage areas and wine bins. Off an inner hall is a cloakroom/w.c. with high flush w.c. and pedestal hand basin. Beyond the reception hall is the library which has an inglenook fireplace, exposed beams and built-in book shelving. Glazed double doors access the drawing room which is a well-proportioned room with fireplace containing a brass inlay beneath a carved wood surround. The drawing room has exposed beams, window seat and a connecting door to the rear hall.

The recently fitted kitchen has extensive wall and base units under granite work surfaces including a central island unit incorporating a breakfast bar and 1½ bowl sink unit with drainer. The kitchen has a comprehensive range of integrated appliances including a 5 oven oil fired Aga, induction hob, microwave, dishwasher, fridge and freezer units. The kitchen has a tiled floor extending into a glazed dining area overlooking the courtyard beyond which is a sitting area with wood burning stove on a granite hearth. Off the kitchen is a walk-in pantry/storeroom and to the back of the kitchen is a rear hall which in turn connects to the utility room. The utility room has built-in stained pine units beneath wooden work surfaces incorporating a ceramic sink together with built-in cupboards and shelving. Off the utility room is a back staircase and separate cloakroom with low flush w.c. From the hall an attractive turned staircase with shallow treads and turned column mahogany baluster's leads to a long principal landing with southerly aspect. The master bedroom has a cast iron fireplace with carved wood surround and enjoys a double aspect overlooking the parkland fields and gardens.





The en-suite dressing room has a comprehensive range of built-in wardrobes and window seat and beyond which is a bathroom and separate cloakroom with low flush w.c. and bidet. The bathroom has a roll top bath with shower fitting, twin hand basins set in granite with mirror fronted cupboards, heated towel rail, tiled floor and fully tiled walls. On the opposite side of the principal landing is a guest bedroom which is a double room with cast iron fireplace and connecting door to bedroom 3. From the principal landing access is gained to an inner landing off which there is a bathroom and linen room. The bathroom contains a roll top bath with shower fitting, low flush w.c., bidet, pedestal hand basin and heated towel rail. The linen room has a ceramic sink, wooden drainer, built-in cupboards and plumbing for washing machine. The inner landing connects to a wide lower landing running the full length of the house and connecting to the back stairs. The lower landing has white painted beams and an oak dado rail. Off the lower landing is bedroom 3 which is a twin room beyond which is an office and study which would readily revert back to double bedrooms. These rooms are served by a bathroom containing a roll top bath with shower fitting, low flush w.c., bidet, pedestal hand basin and heated towel rail together with a separate shower room which has fully tiled shower cubicle with heated towel rail. At the end of the landing against the back stairs is a separate cloakroom with low flush w.c. and hand basin.

From the principal landing the turned staircase continues to the second floor landing which mirrors the principal landing with southerly aspect. Off the landing are 3 extremely generous double bedrooms and off an inner landing is a bathroom and separate shower room with w.c. and a hand basin. The bathroom contains a panelled bath with shower fitting, built-in hand basin with cupboards below, low flush w.c., bidet and heated towel rail. The shower room has a tiled shower cubicle, low flush w.c. and pedestal hand basin. Beyond the inner landing access is gained to a series of storage areas including an attic room and tank room and beyond which is the snooker room which is also accessed independently via the back stairs. The snooker room houses a full sized snooker table beneath a vaulted ceiling with exposed beams and there is a brick fireplace with range.



Courtyard Buildings

To the rear of Gatesheath Hall is an attractive cobbled courtyard with central lawn flanked by an L-shaped range of traditional brick outbuildings. To one end is an open-fronted garage/car port with sliding doors capable of housing up to 5 vehicles. Against the garaging is a brick dog kennel with run enclosed by iron railings. The stabling is within the two storey range comprising 4 loose boxes with timber kicking boards and feed mangers opening onto a passageway with water tap and ladder to the loft area.

Leisure Complex

Within the return range of the traditional buildings is the leisure complex which comprises a heated indoor swimming pool with electric cover, a resistance current and wooden decked surround beneath a vaulted ceiling. Adjacent to the swimming pool is an entertaining/seating area and to the side of the pool steps lead up to a mezzanine floor with gymnasium overlooking the pool. Within the leisure complex is a kitchen area with fitted base units and sink and beyond which is a wet room with shower, fitted hand basin, low flush w.c. and heated towel rail.

Within the courtyard is the garden room which has fitted base units. Double French doors with external steps lead down in to the garden.



Modern Outbuildings

Within the courtyard range is a driftway connecting to the rear yard where there is a workshop/toolshed and separate tack room. Within the rear yard is a recently constructed purpose built garage constructed of brick under a slate roof with twin roller shutter doors and parking for 4 vehicles (43'0 x 25'0 approx). To the front of the building is a covered lean to bay. Against the garaging there is a 4 bay steel framed Dutch barn (50'0" x 25'0" approx) with steel profile sheet roof and solar panels. From the rear yard is a track leading to the woodland and grazing land against which is an open-fronted 4 bay steel framed implement shed and machinery store (60'0 x 15'0" approx). The building has a concrete floor, brick columns and the walls are a combination of brick and Yorkshire boarding.

Gardens & Grounds

The gardens are arranged to the east of the house comprising wide sweeping lawns extending down to a stone ha-ha against the front field. Within the grounds are a series of themed gardens including a knot garden behind the traditional courtyard range enclosed by a mature yew hedge. It comprises a series of beds divided by York stone paving and contains rhododendron, pieris, rose, skimmia, box and bay trees.



Against the main lawn is a rose walk made up of a series of rose beds edged in sandstone and beyond which is a woodland garden with oak, cherry and sycamore trees together with a selection of shrubs and spring bulbs. The long garden forms an extension to the lawn flanked by well stocked herbaceous borders framed by mature yew hedging. Within the garden in a sheltered position with southerly aspect is a summer pavilion constructed of brick under a slate roof with deep windows and a covered veranda. The pavilion incorporates a seating area with brick fireplace housing a multi-fuel stove and a fitted kitchen containing wall and base units with sink, microwave, dishwasher and fridge. In front of the pavilion is an Indian stone terrace and lawned garden containing box hedging, ornamental flowering trees and espalier pear. Adjacent to the pavilion is an all-weather tennis court and beyond which are a series of small railed grass paddocks with field gate onto the track which connects from the rear yard and continues to a parcel of woodland on the north east boundary containing oak, pine and silver birch. From within the woodland is a field gate in to the front parkland field which is a permanent pasture. The field is stockproof and comprises mature hedging lined with oak trees and incorporates a central pond. The land has the benefit of a water supply and additional field gates onto the front drive and Chester Road. Against the drive and with access from the rear courtyard is a paddock and orchard with former piggery. Planning Application No 10/12805/FUL was approved on 26 November 2010 permitting the erection of a replacement building to accommodate an indoor swimming pool and gym. Whilst the planning consent has lapsed there is clearly future development potential. The whole extends to 17.00 acres (6.87 hectares) or thereabouts.



General Remarks & Stipulations

Address: Gatesheath Hall, Chester Road, Gatesheath, Nr Tattenhall, Cheshire, CH3 9AH.

Tenure: The property is freehold with vacant possession.

Services: Mains water and electricity. Private drainage. Oil central heating and solar panels. Telephone line and Broadband connection.

Wayleaves, Easements & Rights of Way: The property is sold subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

Entitlements: For the avoidance of doubt no Quota or Single Farm Payment entitlements are included with the sale.

Local Authority: Cheshire West & Chester Council. Tel: 0300 123 8123

Council Tax: The property is assessed under Tax Band G.

Town & Country Planning: Gatesheath Hall and the Courtyard Buildings are listed Grade II, under separate listings.

Fixtures: Unless specifically mentioned in these particulars all contents fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops, Chester Office Tel: 01244 328 361

Directions

From Chester travel south on the A41 Whitchurch Road and after approximately 7 miles turn left signposted Gatesheath and Tattenhall. Proceed on Chester Road for just over half a mile and as the road bears round a right hand bend Gatesheath Hall is the second entrance drive on the left hand side.

Floor Plans

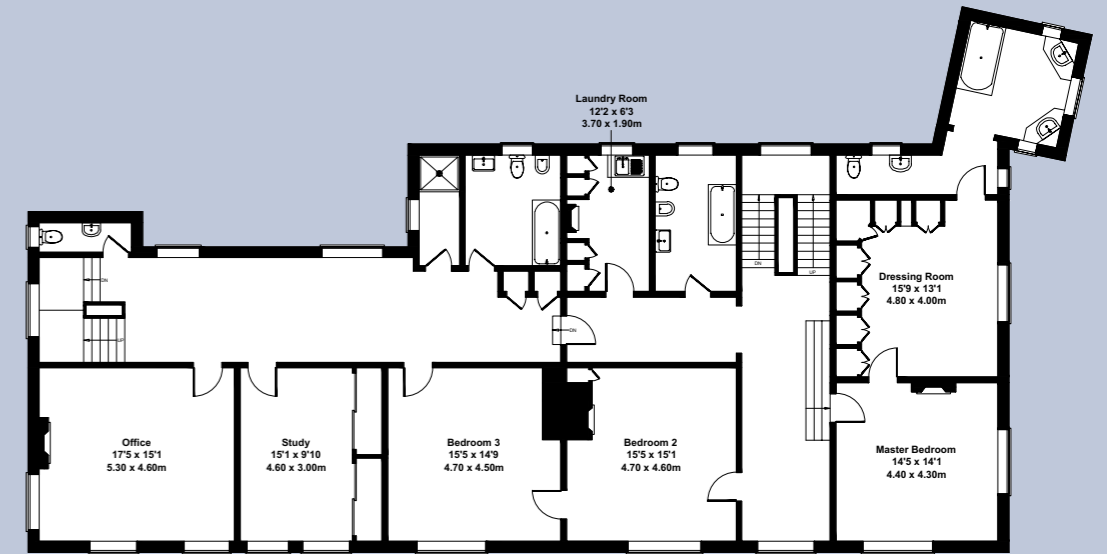
Approximate Gross Internal Area:

House: 8,475 sq ft / 787.35 sq m

Garage: 989 sq ft / 91.88 sq m

Outbuilding: 2,123 sq ft / 197.23 sq m

TOTAL: 11,587 sq ft / 1,076.46 sq m

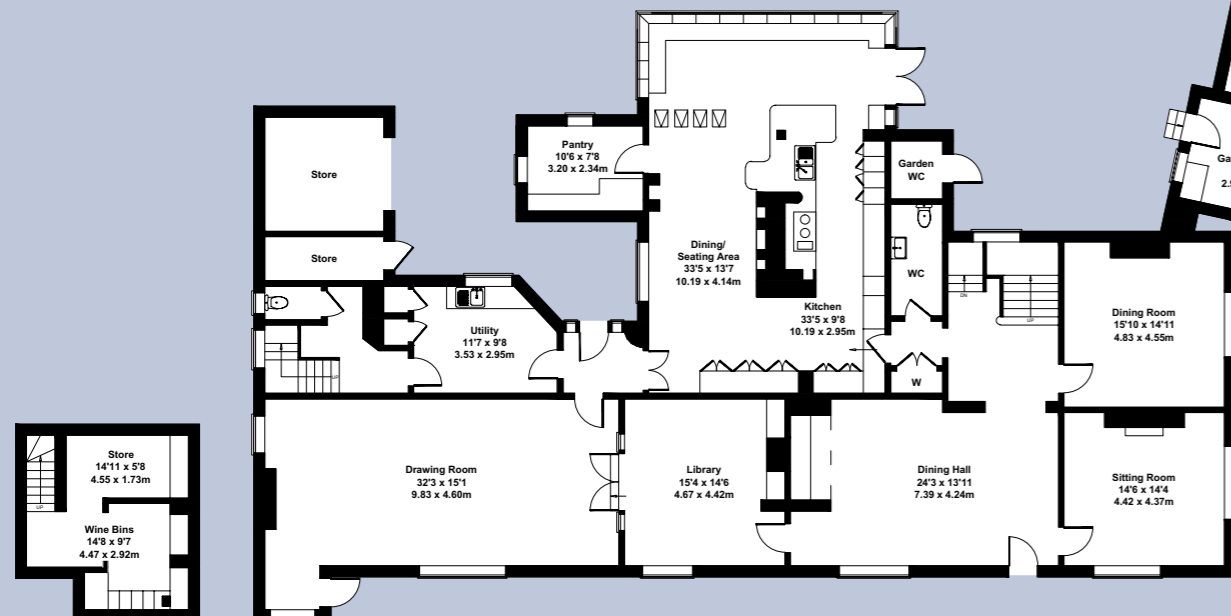


First Floor

Outbuilding

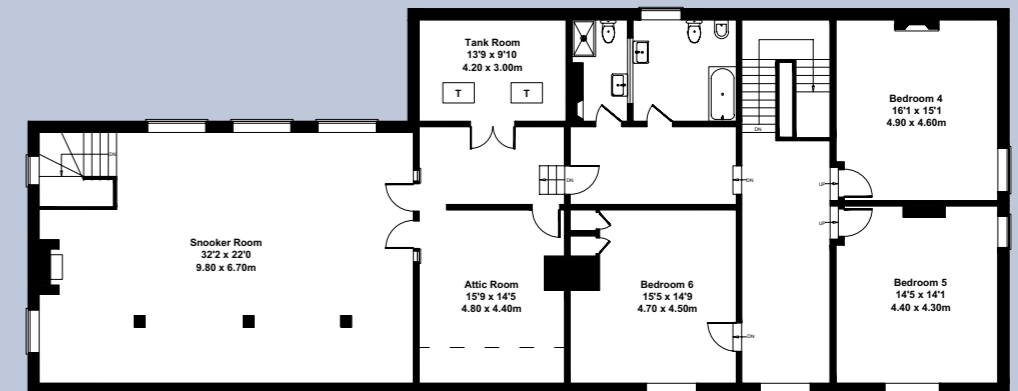
Outbuilding (Ground Floor)

First Floor



Cellar

Ground Floor



Second Floor





Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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