



**GASCOIGNE  
HALMAN**

Hillside House, Bickerton  
**£1,150,000.00**

THE AREA'S LEADING ESTATE AGENCY







Enjoying sensational elevated views and with the benefit of both stunning formal gardens and paddock, a superbly renovated and extended detached house of 2984 square feet with extensive outbuildings .

## Property details

- Magnificent detached house of 2984 square feet
- Extended, renovated and combining period charm with modern specification
- Four bedrooms, en suite and luxurious bathroom
- Four reception rooms
- Outstanding open plan breakfast kitchen, ideal for family life
- Superb elevated position commanding excellent far reaching views
- Gardens of 0.75 acre, paddock of circa 1.5 acre
- Large garage, gym, workshop and studio (Combined 1281 square feet)
- Competitive price, viewing essential
- Catchment area for very well regarded schools



## About this property

I love writing property descriptions and consider it one of the joys of the job. However some property, no matter how many superlatives you use, can only be truly appreciated when viewed with your own eyes. So if you want the short version, then my message is simple - book to view a house that is easily one of the most charismatic and impressive that I have come across in twenty one years of selling houses. If you want some more superlatives before you book to view, read on!

This house was originally a Victorian Villa and has always enjoyed a magnificent elevated location commanding spectacular rural views. The penultimate was a highly talented engineer and spearheaded a radical transformation of the house which incorporated a magnificent extension, comprehensive internal refurbishment, extensive external landscaping and significant ongoing investment.

The current owners have enhanced this legacy by presenting the house magnificently and also cleverly defining the outbuildings, with there being a garage, gym, workshop and studio. The end result is a spectacular home that is packed with period features and character yet also provides a cutting-edge specification and a contemporary layout that is optimised for family life and modern-day living requirements.

I particularly adore the large open plan kitchen that runs open plan to a family and sitting area. Full details can be found on the floorplan, the video by assessing the 54 photographs. However, only when you view will you appreciate the warm inviting atmosphere, the beauty, colour and privacy of the gardens and the many elements of detailed quality that make this house stand out from its competition.





In many ways the first impression is the most misleading, with the driveway and turning area, whilst both practical and visually attractive, doing little to display the amazing property that lies behind and above them. That is in many ways though also the central appeal, as the house is amazingly private.

In addition to the gardens, there is also a 1.5-acre paddock across the road which has many possible uses and if nothing else, is just lovely to look at, with Bickerton Church and tennis courts in further beyond.

Priced competitively and being a one-of-a-kind opportunity, a viewing appointment is strongly recommended. Quality, location and grounds combine here to form a property worthy of the highest levels of approbation.

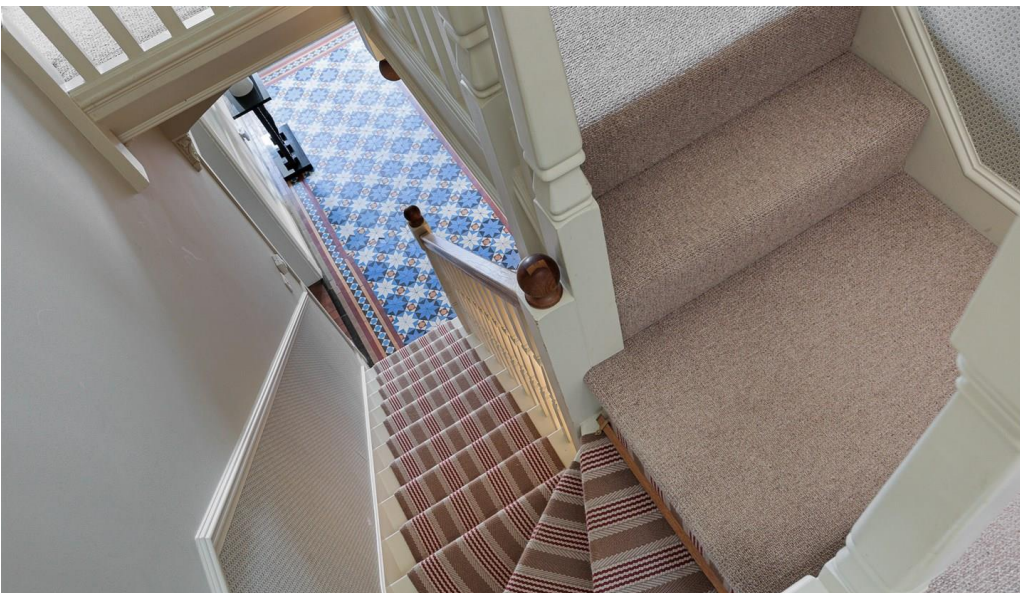
For a personal description of the property or to arrange a viewing, please contact myself or the Gascoigne Halman Tarporeley office.



















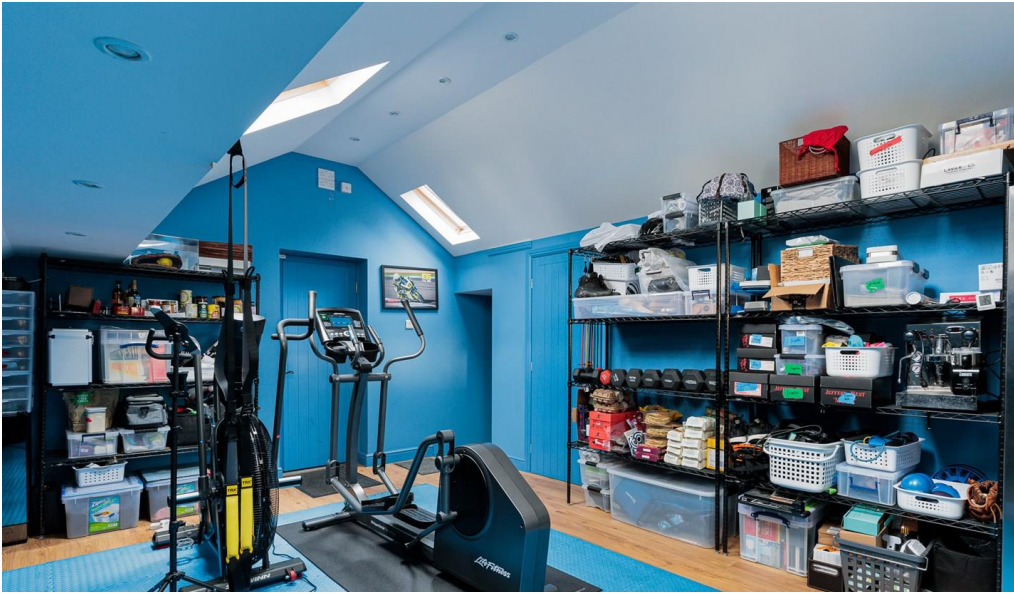














## DIRECTIONS

SY14 8AX

## COUNCIL TAX BAND

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## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Cheshire East BC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Oil

## PRIMARY ARRANGEMENT FOR SEWERAGE

Private Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Cable

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



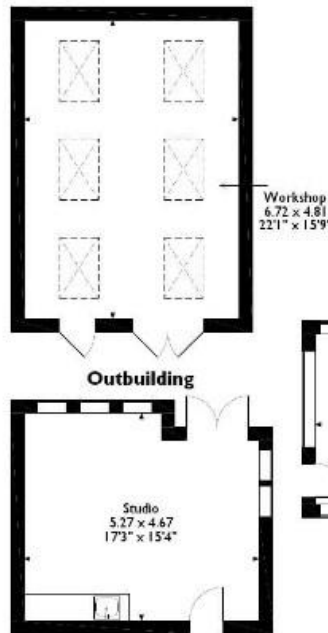
Approximate Gross Internal Area  
Main House = 2984 sqft/278 sqm  
Outbuildings = 1281 sqft/118 sqm



Outbuilding Ground Floor



Outbuilding First Floor



Outbuilding



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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