



Golborne Manor
HATTON HEATH, CHESTER



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An elegant mid-Victorian country residence set within 3.21 acres of grounds, boasting panoramic Cheshire countryside views, a self-contained Coach House, and an additional two-acre Paddock.



FEATURES

- 6/7 bedrooms
- 6 bathrooms
- Separate Coach House/ annex
- Beautiful open countryside views
- Double garage and outbuildings
- 5 miles from Chester
- Total size: 7,496 sq ft (696 sq m)



DESCRIPTION

Nestled amidst 3.21 acres of pristine gardens and grounds, Golborne Manor is an exceptional mid-Victorian residence dating back to 1871, enjoying magnificent panoramic views across the Cheshire plains. Grand in stature and refined in detail, this elegant country home includes a beautiful self-contained Coach House, a two-acre Paddock, a Double Garage and a collection of outbuildings/stables. The property is situated just five miles south of the historic walled city of Chester, on the edge of the renowned Eaton Estate.

Imbued with character and traditional charm, the house boasts well proportioned rooms, superb high ceilings, exquisite original features, and expansive windows that flood the interiors with natural light and capture unspoilt views in South and West direction. Arranged over three principal floors with a substantial, tanked basement below, the layout offers versatile and beautifully proportioned accommodation ideally suited to both family life and entertaining.

ACCOMODATION

The property comprises an oak and glass entrance porch/ vestibule which leads into a stately reception hall, setting the tone for the sophisticated interiors that follow. To the front there is a small study and a beautiful drawing room with large twin sash windows adorned with original pine shutters which feature throughout the property. There is a Wedgewood pine fireplace with marble insets and a gas fire. A traditional dining room enjoys beautiful open views to the gardens and Cheshire countryside beyond and adjoins the large living room featuring a Clearview wood-burning stove, original brick fireplace, and built-in cabinetry. French doors open directly onto the patio.



The charming kitchen is a celebration of traditional craftsmanship, with Smallbone cabinetry, granite worktops, Antico flooring, and a classic oil-fired AGA nestled within a brick and tiled recess. The kitchen's character is elevated by the original preserved servant bells. There is also space for family dining. A few steps lead to the generously appointed utility/secondary kitchen with Howdens base and wall units, oven, 4 ring hob and space for white goods. There is a cloakroom with W.C featuring Burlington sanitaryware.

The lower ground level comprises a substantial and naturally lit tanked basement which contains four separate rooms. With character beams throughout, the basement offers a versatile space for use as additional storage, wine cellar, games room, gym or office.

A pitch pine staircase leads up to the first floor which consists of a split level landing and hosts five generously sized bedrooms and five bathrooms. Four bedrooms enjoy ensuite bath/shower rooms and there is an additional family bathroom at this level. The accommodation extends to the second floor with high ceilings and comprises a spacious landing with substantial fitted storage and Velux windows, large bedroom, playroom, dressing room and two offices. The 2nd office is fitted with a kitchenette. The accommodation is extremely versatile and easily adaptable to suit a variety of needs.

The property also benefits from solar panels, a recently updated oil-fired central heating system, and modern security with alarm and CCTV.





THE COACH HOUSE

Discreetly positioned within the grounds, there is an idyllic and superbly refurbished Coach House. This comprises an entrance hall, cloakroom with WC, spacious open plan kitchen/ living/ dining room, double bedroom, 2nd bedroom/ office and a bathroom. There are patio doors opening onto a private terrace and garden overlooking the orchard. Currently generating £975 PCM in rental income, the Coach House offers flexibility as a guest residence, home office, or annexe for multigenerational living.

EXTERNAL

Golborne Manor is approached via majestic wrought iron gates flanked by curved brick walling with stone copings and brick pillars with stone balls, leading to a sweeping private drive bordered by immaculate box hedging. This elegant avenue offers an exceptional first impression, unfolding into a spacious gravelled forecourt to the front of the house and continuing toward the rear where there is generous parking and a handsome open-fronted, double brick-built Garage. Adjacent to the garage are three outbuildings, currently used for garden storage but equally suited for use as workshops or stabling.

The formal gardens are a triumph of design and devotion, lovingly nurtured by the current owners over the past 40 years. The grounds offer a rich tapestry of textures, colours and seasonal interest. To the right of the drive lies a well-established orchard planted with a variety of fruit trees including apple and plum. The orchard benefits from a separate vehicle access. The expansive front lawn is anchored by a majestic copper beech tree, forming a centrepiece and providing dappled shade across the manicured lawns.





A woodland garden with a winding path reveals a thoughtfully curated collection of specimen trees and plants including Bay, Honeysuckle, Oak, Beech, Maple and monkey puzzle. To the South of the property, a beautiful rose garden, grapevine, extensive York stone terrace, ornamental pond and elegant water fountain form a picturesque retreat, an ideal spot for outdoor entertaining. Beyond the gardens, a gated entrance leads to a two-acre paddock with a central wildlife pond and mature boundary trees, offering scope for equestrian use, recreational space, or an extension of the estate's natural beauty.

LOCATION

The property enjoys a privileged position on the western side of the A41 where properties of this appeal rarely enter the market. It is nestled on the edge of the prestigious Eaton Estate and just 5 miles south of Chester. Chester can be approached via the A41 or through Saughton. This idyllic setting offers the perfect balance of rural tranquillity and convenient access to a wealth of amenities, cultural attractions, and transport links.

The nearby village of Tattenhall offers a thriving community and a range of conveniences including a village store, post office, Primary School and eateries. The renowned Grosvenor Arms in Aldford and The White Horse at Churton are also easily reached. Abbeygate College in Saughton, Christleton High School, The Queen's School and Kings School are within easy commuting distance and offer excellent secondary education options. There are excellent transport links to Liverpool and Manchester. Liverpool airport is 28 miles away and there is a 2 hour direct train from Chester to London Euston.







TENURE

Freehold

COUNCIL TAX

Golborne Manor - Band G

The Coach House - Band A

METHOD OF SALE

Private treaty

SERVICES

Oil central heating. Mains water and electricity. Private drainage. Solar panels (FIT payment approx £2,750 PA). The Coach House has electric storage heaters.

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen or Gasgoine Halman

Legat Owen - 01244 408208
residential@legatowen.co.uk

Gasgoine Halman - 01829 707885
tarporley@gascoignealman.co.uk

ENERGY PERFORMANCE CERTIFICATE (EPC)

Golborne Manor - E Rating

The Coach House - D Rating



FLOORPLAN

Golborne Manor, Platts Lane, Hatton Heath, Chester

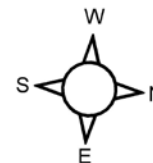
Approximate Gross Internal Area

Main House = 5964 Sq Ft/554 Sq M

Garage = 860 Sq Ft/80 Sq M

Coach House = 672 Sq Ft/62 Sq M

Total = 7496 Sq Ft/696 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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