



Puddington  
Old Hall



# Puddington Old Hall

A rural refuge overflowing with history, character warmth and welcome, let the good times roll, at Puddington Old Hall.

A haven in every sense of the word, seek sanctuary within the timber framed, brick clad sanctuary of this once moated manor, whose grand façade belies the warmth and comfort of the rooms within.

An all-encompassing home, dating back to the 13th century, Puddington Old Hall's reputation as a bastion of solace is well attested to by history, once sheltering priests during the Elizabethan era. With a well-documented history that includes Sir Gawain the Green Knight and the famous Jacobite Massey family, Puddington Old Hall's celebrity is succeeded only by its warmth and welcome, serving as a place to bring people together in comfort and conviviality.

*"It's a home that has done everything I needed it to do."*





## A WARM WELCOME

Make your way along Old Hall Lane, and sweep along the driveway where parking is abundant, with a detached double garage also available.

An archway opens up into the courtyard of this capacious, link-detached home, where the 13th Century black and white façade of Puddington Old Hall reveals itself: a breathtaking sight. A raised pond sits in the centre of the courtyard. At one point in history, a moat surrounded the hall, where, amongst artefacts recovered, a beheaded Madonna and stained-glass church windows hint at the home's exceptional history.

A home renewed and reloved; inside, Puddington Old Hall has been rewired, replumbed and renovated, with rooms opened up to offer a spacious open flow, with half stable doors ideal for those with children and dogs.



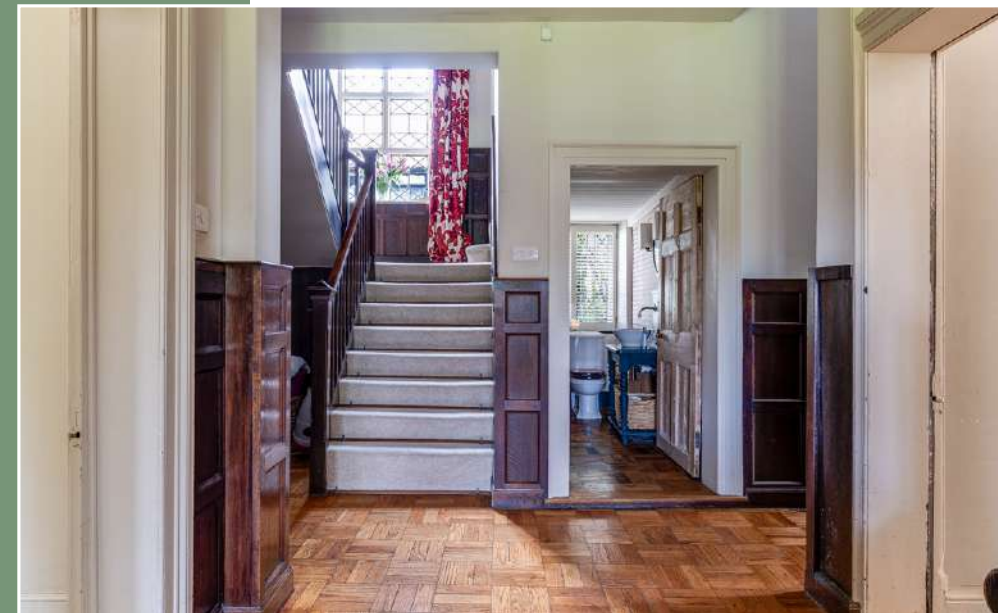
## CLASSIC MEETS CONTEMPORARY

Beneath a handsome portico entrance, make your way inside, into the entrance hallway, where wood panelling lines the lower walls. A home where classic and contemporary coexist harmoniously, throughout Puddington Old Hall, uplifting shades of Farrow & Ball and Zoffany enhance the light flowing through the rooms.

A home that reveals itself from within, continue along the hallway, lined in parquet flooring, before turning right along an inner hallway, where underfloor heating warms the stone floor.

Sneak a peek at the practical utility room, where storage is available in the fitted cabinets and shelving, and shuttered windows look out to the courtyards.

*"It has an amazing warmth."*





## FEAST YOUR EYES

Stone flooring flows through into the kitchen, where exposed beams feature overhead and Architect's White dresses the farmhouse style cabinetry. Rustic and timeless, the Aga sits snug within its inglenook surround, emanating warmth and welcome, with an oven and hob on the central island, furnished with further storage and a fitted spice rack, Belfast sink and dishwasher. Further appliances include a fridge inset within an oak casement.

South facing, sun streams in through large windows looking out over the garden at the rear, with views also out to the side, over barns owned by Puddington Old Hall. Spacious and bright, there is also a handy pantry room, whilst the main kitchen affords plenty of space for a breakfasting table.



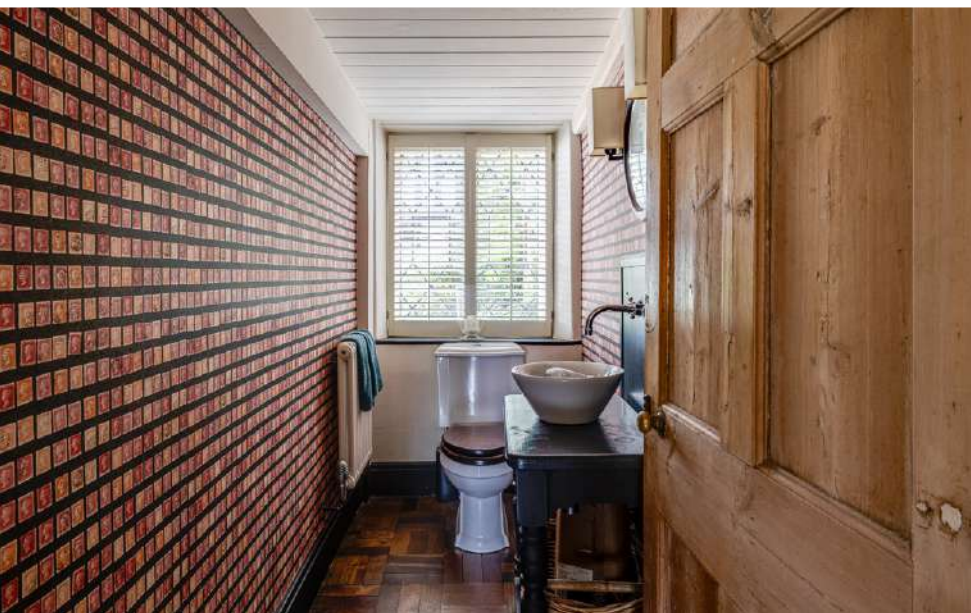
## CHARACTOR & COMFORT

Off the kitchen, underfloor heating flows in a cosy area, ideal as a snug, with access out to the garden, before continuing through, beyond an exposed sandstone wall into the reading room. Formerly the servant's quarters, sense the heritage of the home in the ancient beams. Ideal as a playroom or dining room, this room leads past the cellar and back stairs, reconnecting to the main entrance hallway.

Crossing past the front door, take the left inner hallway, past the grand, panelled staircase to discover the main sitting room. Awash with light, the large, seated bow window brings the glorious gardens indoors, whilst an open fire, nestled within its surround emanates warmth.

*"I love the kitchen and the reading room. They flow together."*





## ENTERTAINING HAVEN

Off the sitting room, a short passageway, currently serving as an office, reconnects with the kitchen, emphasising the easy, sociable flow of this home. According to the history of the home, this area was once part of a priest hole, used to conceal catholic priests in the Elizabethan era.

Returning to the entrance hall, sneak a peek at one of the handy downstairs cloakrooms with wash basin and WC, before continuing through into the incredible, exceptionally sized, drawing room.

*"I have held yoga retreats in the big room, you can fit a great crowd in!"*

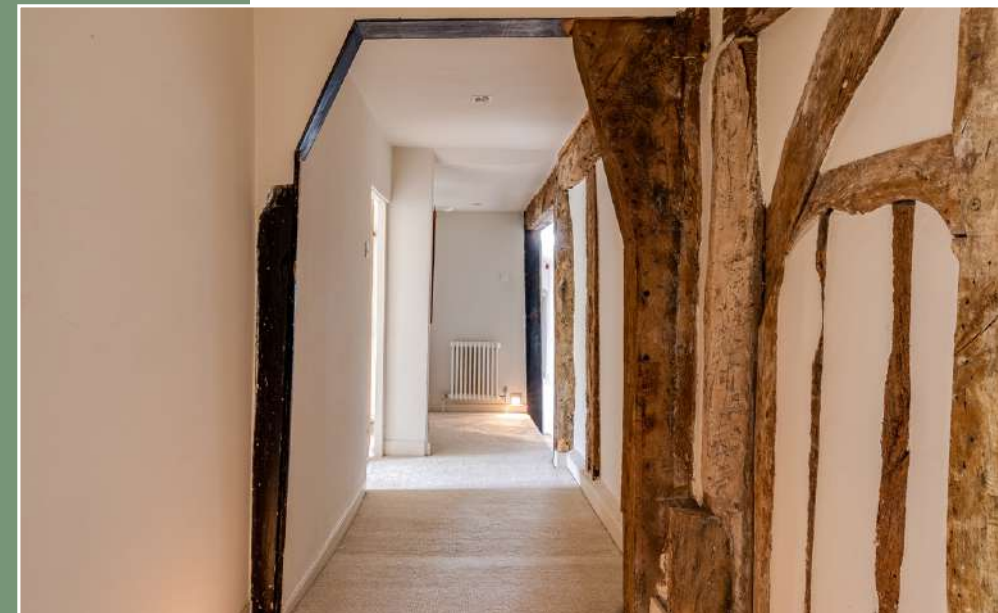


## BEDTIME BECKONS

Take two steps up to an inner landing, where exposed beams dress the walls and automatic lighting illuminates your steps along the cream carpet underfoot.

At the end of this inner landing, arrive at a serene and spacious double bedroom, dressed in neutral tones and with an exposed beam in the ceiling. A painted cast iron fireplace adds character, whilst the large sash window draws in a profusion of natural light. Large, built-in wardrobes afford so much storage, with a wash basin within one wardrobe.

Back along the inner landing, retracing your steps, sneak a peek at a second double bedroom, currently serving as a children's bedroom and offering views out over the garden and out to the Welsh hills. Tranquillity pervades in every room, with distinct views framed by each window, offering a new perspective on the stunning grounds and surrounds as you move through the home.







## ROOM FOR ALL

Next door, a third bright bedroom again enjoys sumptuous vistas over the garden and surrounding countryside, featuring an original fireplace and currently used as a home office.

Returning to the main landing, continue along to arrive at a capacious bedroom, with a regal red feature wall and ample space for wardrobes and chairs in addition to a super-king-size bed. Again served by an original cast iron fireplace and splendid garden views, this room also has access to a Jack 'n' Jill bathroom, with wet room, walk-in shower, stone flooring warmed by underfloor heating and wash basin. Locks allow you to configure this avenue of bedrooms and bathroom in a manner to best suit your needs.



## FAR REACHING VIEWS

Emerge from the Jack 'n' Jill bathroom into the master bedroom, where three seated windows frame incredible views out to the garden, the Welsh hills and the River Dee. Carpeted in dulcet tones that harmonise with the Harbour Master Grey walls, with an abundance of storage to be found in the accompanying dressing room (which could equally serve as a nursery), this bedroom is furnished with built-in wardrobes and a separate wash basin and WC.

*"I could live in here quite happily. The three windows enable you to see all around the home and the views. It encompasses everything; relaxing on a chaise longue in the dressing room or even ironing."*





## REST & REFRESH

Reconnecting with the landing from the master bedroom, return along the landing where deep storage can be found in the linen cupboards.

Take the side landing along to find a further double bedroom, where character emanates from the walls, inlaid with exposed beams and arched doorway into a beautiful and spacious ensuite, served by underfloor heating and offering beautiful views over the courtyard. A large room, with separate shower and bath, sense the privacy, peace and tranquility here, tucked away at the end of the home.

*"The home is link detached, which means there is only one, small wall attached, it's so private here."*





## AN ENGLISH COUNTRY GARDEN

Step out from the porch and onto the south facing patio, perfect for barbecuing.

An all-encompassing garden, Puddington Old Hall was made for entertaining, with an enormous lawn for a game of croquet (or a trampoline).

Discover the different seating areas and spaces in which to soak up the sun with a glass of wine in hand. Off the kitchen, the courtyard is a sheltered and sunny oasis.

At one time, Puddington Old Hall would have been the gathering place for celebrations and special occasions, and this garden, serving as an additional room, is the perfect place in which to continue that ethos.

Take the steps down to the secure, walled garden, perfectly private and safe for both children and dogs, nestled behind wrought iron and wooden gates.

*When mowing the lawns, my heart would stop each time I went up the main walkway; the home from this aspect is stunningly beautiful."*





## HEADER

From the walled garden there is access to the barns, currently used for storage but brimming with the potential to convert, potentially into ancillary accommodation, subject to planning.

From the walled garden, you can also pass beyond the wrought iron gate and into the orchard, filled with apple trees and an ancient mulberry tree and vegetable plots.

Follow the path all around the garden, past the tennis court and up the walkway where there is further space to entertain, with sublime views back over the home.

Seat around 18 people beneath the arbour, the perfect spot for Easter feasts, dining and drinking with friends.

*"It's a fantastic place to be in the spring and summer. It's a home that people come to and have fun."*





## NEAR & FAR

Perfectly positioned for those who relish the peace, tranquillity and solitude of the countryside, Puddington Old Hall serves as its own community hub, with so much space in which to entertain and accommodate friends and family.

Nestled in an historic village, with a beautiful, traditional village green, there is a community 'Gift Café' in the village, with so many fantastic walks and cycle routes on the doorstep.

Visit the botanic gardens in nearby Ness or enjoy walks through the woodland at the nearby RSPB Burton Mere Wetlands. You can walk into Burton for coffee and great walks and cycle routes.

In the nearby village of Parkgate, enjoy stunning waterside walks, enjoy a drink in the great pubs and restaurants, and walk along the headland.

Chester, only 30 minutes' drive away, is awash with restaurants, bars, bistros, theatres, parks and shops.

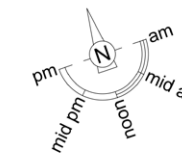
With a local primary school just ten minutes' walk away in the village of Burton, families are well situated for schooling, with Caldy Grange Grammar School less than 30 minutes' drive away on the Wirral Peninsula and the independent King's and Queen's Schools of Chester equidistant.

For days by the sea, head to North Wales in around 90 minutes and visit the beaches of Anglesey and Conwy.

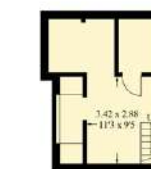
A haven of a home, a warm and welcoming sanctuary in which to provide children with an enchanting childhood and in which to raise them through all stages of their life, Puddington Old Hall is a safe, secure, grand and embracing home that once seen, can never be forgotten, and once lived in, forever loved.

### FINER DETAILS

- Freehold
- Oil central heating
- Barns with potential to be converted
- Garage used as gym
- Tennis Courts
- Set amongst 1.7 acres
- Views of the Dee Estuary and North Wales



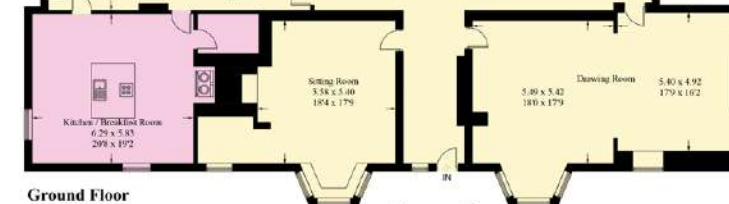
Approximate Gross Internal Area = 536 sq m / 5775 sq ft  
 Garage = 38 sq m / 410 sq ft  
 Outbuilding = 76 sq m / 819 sq ft  
 Total = 650 sq m / 7004 sq ft



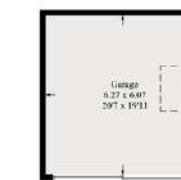
Cellar



Semi



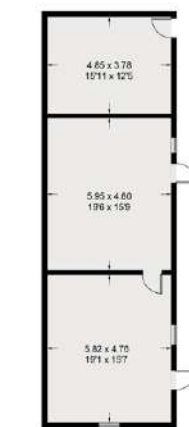
Ground Floor



Garage  
(Not Shown In Actual Location / Orientation)



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076124)



# Puddington Old Hall

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