



Peace, privacy and period charm come together at Ruscoe House, a characterful Victorian farmhouse, fully modernised for family living, nestled in the heart of the Cheshire countryside.



RUSCOE HOUSE
WHITCHURCH

Formerly a working Victorian pig farm, Ruscoe House emanates chocolate box cottage charm upon arrival, its whitewashed façade nestled amidst over 1.5 acres of land and backing onto rolling fields and countryside.

Ideal for equestrian enthusiasts, Ruscoe House comes replete with paddock land and a brick built stable block, with three stables and a feed room, in addition to a separate annexe.

Extended by the previous owners, renovations lovingly undertaken by its current owners include the installation of a new roof, new hardwood windows, a refit of oak doors – inside and out – alongside a newly fitted central heating system including boilers, radiators and electrics, in addition to a brand-new kitchen and bathrooms.

Manual gates open to a slate chipping driveway, where plenty of parking is available for half a dozen or so cars. Illuminated by external lighting after dark, neat borders brimming with mature planting offer privacy, alongside mature trees and secure fencing.





Welcome Home

Make your way to the sheltered, portico entrance, where a new oak door opens to the porch, whose tiled flooring, freshly fitted, extends underfoot.

Quiet calm pervades in the broad and bright entrance hall, where there is space for a desk for those working from home, and where the high Victorian ceiling amplifies the airiness of the hall. Discover a handy downstairs WC beneath the stairs before making your way to the first of the reception rooms.

Italian Porcelain tiles flow out underfoot in the light and bright, open plan kitchen-dining-living room on the right, where two sets of French doors invite the outdoors in, opening out onto the sunny south facing patio and garden with views continuing out over to the paddock in the distance.





Wine and Dine

The heart of the home, an original brick fireplace with wood-burning stove floods the room with warmth in the winter months, whilst the French doors offer instant access into the garden for alfresco dining, relaxing and unwinding on the patio in the summer months.

With space to perch at the end of the central island breakfast bar, the kitchen is a sociable hub, well stocked with storage in the range of handleless units and drawers available and fully fitted with integrated appliances, including Neff double ovens, induction hob, extractor, sink, fridge freezer and dishwasher.

Spacious but homely, classic shades from Farrow & Ball and Little Greene ensure the kitchen-dining room balances family functionality with farmhouse comfort.

Tucked off the kitchen, discover the spacious utility-boot room, a handy and practical place when returning home with muddy boots, plumbed for a washing machine and dryer and furnished with additional storage.





Bringing the Outdoors In

Coming out of the kitchen, take a right to arrive at the sunny dining room, where newly laid oak flooring extends underfoot, and where French doors open to offer an unbroken flow out to the garden. Currently serving as a games room, an ornamental fireplace offers a nod to the farmhouse heritage of the home.

A home in constant connection with the outdoors, next door, the lounge also brings the outdoors within easy reach, with French doors opening to the garden. A warm and welcoming room, where an original brick fireplace, with unique arched alcove, glows with the warmth of the newly installed wood-burning stove, oak flooring also extends underfoot for a characterful, comforting feel.

From the entrance hall, glide up the staircase, with its original polished bannister, to arrive at the large, light and bright landing, where the window offers a reminder of the tranquillity and privacy of this setting, as fields stretch out as far as the eye can see in the distance.





And So to Bed...

Ahead, lift the latch on the solid oak door to reach the bathroom; a refreshing room, tiled to the walls and underfoot and furnished with a large bath with overhead drench shower. The low window allows you to admire the view as you soak, with wash basin and WC also available.

Next door, seek sanctuary in the master suite, where high ceilings and creamy neutrals combine to create a calming, soporific effect. With ample space for a double bed, the serenity of this space continues through to the ensuite, furnished with walk-in shower, vanity unit wash basin and WC.





Soak & Sleep

Along the landing, the second bedroom again demonstrates the same, airy, high, Victorian ceiling as can be found in each of the bedrooms at Ruscoe House, with views out over the garden.

Next door, bedroom three also emanates comfort and warmth, with ample space for a double bed and housing an ornamental, period fireplace.

With views once more out over the front garden, bedroom four is a cosy double, with a charming corner fireplace infusing the room with character.





Glorious Gardens

With additional space to grow, Ruscoe House is a home ready to embrace all the family, with a handy converted three-room plus shower room annexe to be found in the grounds, ideal for use as an office, Airbnb, gym, cinema room or accommodation for dependent relatives.

Retaining a brick-built block of three stables and a tack room, there is also plenty of scope to keep ponies, with a large paddock to the rear of the garden.

With so much space for children to roam freely in the large garden, where mature borders offer interest and colour all year, there is the option to grow your own in the vegetable plot and greenhouse, with a prolific kitchen garden, and an orchard area home to a variety of fruit trees including, apples, pears, plums, cherry, damson and crab apples, ideal for making chutneys and pies.

Soak up the sunshine on the patio, as the food sizzles away on the barbecue and the sun dips in the distance, breathing in the heady aroma of the David Austin roses in the height of summer.

Retaining that ever-present link with the past, Ruscoe House also features a brick surrounded well in the garden, which is detailed on historical maps of the area.

“In spring the fruit trees come into bloom. In the summer they are overloaded with fruit and the whole garden flourishes.”



On Your Doorstep

One of the many beautiful features of Ruscoe House is that it is not overlooked by any other property and therefore is extremely private, yet civilisation is just a walk away.

Nestled just five minutes' drive from the thriving market town of Whitchurch and yet surrounded by rolling countryside, nearby you can discover a good selection of local country pubs serving good food, including the Boat Inn at Erbistock.

Explore the miles of countryside on your doorstep, with a network of public footpaths and canal paths extending close by. There is also easy access to the Welsh hills for days spent hiking in the great outdoors.

Close to Chester, Snowdonia, Shrewsbury and Wrexham, there is ample scope for shopping close by, alongside evenings out at the theatre and fine dining.

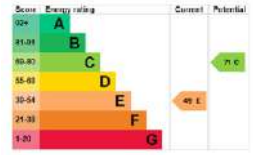


Commuters are well positioned, just ten minutes' drive from Whitchurch station, with its rail links to Crewe (West Coast Mainline) and onwards to London, Manchester and Birmingham. Ruscoe House is also perfectly placed for access to the M56 and M6 networks for speedy access to Manchester Airport.

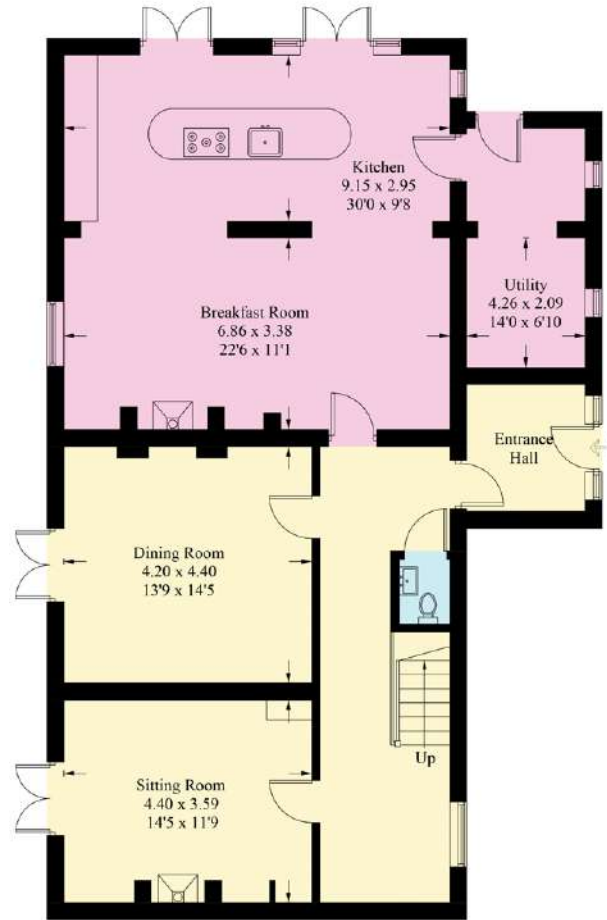
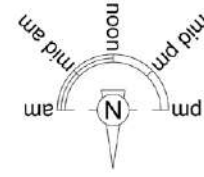
Families are ideally situated for local schools, both independent and state, with primary and secondary schools available in the surrounding villages and fantastic access to Ellesmere College, Abbeygate College and King's and Queen's Schools.

A home reimagined and reloved, Ruscoe House offers all the charm of a period home, with all the convenience and comfort of contemporary living in mind.

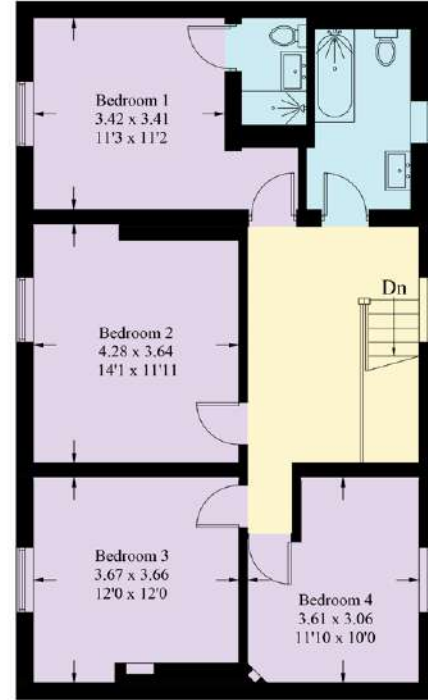
Nestled in an enchanting country setting, this family home warmly welcomes all, providing ample space for loved ones and pets. Perfect for those with equestrian ambitions, Ruscoe House offers a haven of comfort and possibilities.



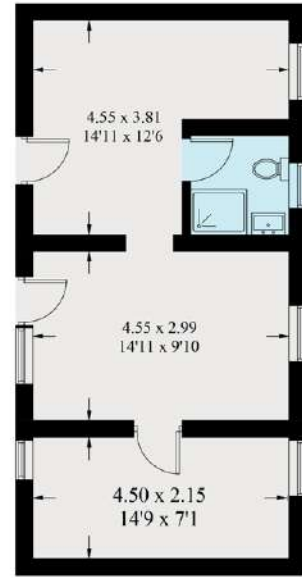
Approximate Gross Internal Area = 200.3 sq m / 2156 sq ft
 Outbuildings = 83.4 sq m / 898 sq ft
 Total = 283.7 sq m / 3054 sq ft
 (Excluding Open Store)



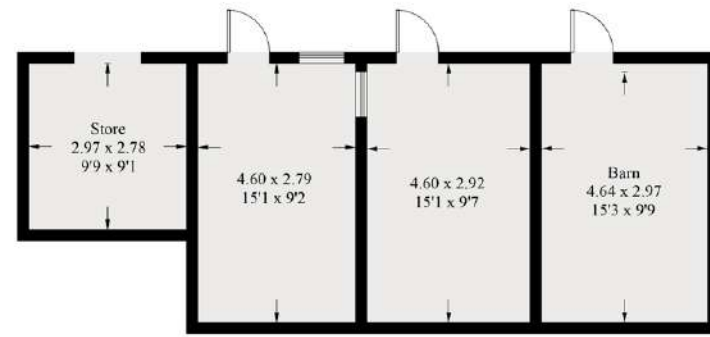
Ground Floor



First Floor



Office / Annex
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099051)



FINER DETAILS

- Oldest part early Victorian
- Could convert the stables and improve the annex
- Village shop closeby
- Whitchurch just 10 mins
- Bishops Heber 10 mins
- Shrops/ Ches/ N Wales border
- Large field/ paddock
- Annex and Stables



presented by



/// WHAT3WORDS: trio.lotteries.listing

To view Ruscoe House
Call John
on 01244 313 900
Email: john@curransunique.co.uk

11 Grosvenor Street, Chester CH1 2DD
www.curransunique.co.uk



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BOOK A VIEWING**

