





PICTURESQUE SETTING

Nestled at the foot of the Bickerton Hills, offering panoramic views and spacious family living in the heart of the countryside, yet with easy access to excellent schools and speedy transport links, awaits Robin Bank.

Peacefully tucked away along a private lane, Robin Bank is an architect designed home, built in harmony with its plot in order to make the most of the spectacular country views.

A home reimagined from its modest bungalow beginnings, Robin Bank has been renovated, rewired, replumbed and re-envisioned by its current owners to further capitalise on its sublime setting.

Pull onto the tarmac driveway, where plenty of parking space is available, alongside a double garage with electric door. There is also an EVC point. Leafy borders and mature trees enhance the sense of tranquillity that is instantly felt upon arrival at Robin Bank.

TRANQUILITY AWAITS

Make your way indoors, into the broad and bright entrance hall, where light enters through full height glazing to either side of the modern grey front door. Wooden flooring flows underfoot, with soft grey walls and modern white vertical radiators evoking the minimalist contemporary design that is felt throughout the home.

Warm, homely and inviting, doors beckon off the entrance hall, with a stylish black Crittall-style door leading through into the sitting room on the right.

Carpeted stairs lead unexpectedly up to the elevated sitting room, where the windows and doors to three sides invite the outdoors and phenomenal country views in. Mid-century modern décor prevails, with muted charcoal walls, cream carpet and minimalist furnishings, allowing the breathtaking views over the Sandstone Trail to take centre stage.













MAJESTIC VIEWS

Spacious and bright, bathed in the morning sunlight, which rises over the hills in panoramic view. Take your morning coffee out on the terrace, accessed through French doors and overlooking the garden and the incredible, unbroken views over the Cheshire countryside.

Returning to the entrance hall, freshen up in the cloakroom ahead, with WC and wash basin. Also serving as a 'boutique boot room', elegant wallpaper combines with exquisite porcelain tiling underfoot, with fitted inlaid charcoal grey cabinetry furnished with crystal handles opening to reveal abundant storage.

THE HEART OF THE HOME

Turning left, a short flight of wooden stairs leads down to the kitchen, making way for creamy white porcelain tiles. Awash with light, this culinary hub effortlessly blends country comfort with contemporary clean line finesse, with white granite worktops, double Belfast sink and stone-toned Shaker-style cabinetry providing plenty of storage alongside a quaint pantry.

A wine fridge, and spacious central island with abundant breakfast bar seating adds a sense of sociability to the kitchen, where practical spotlighting is softened by oversized industrial pendants with a warm white glow. Additional appliances include an oven, induction hob and extractor, and instant boiling tap.













INDOOR-OUTDOOR LIVING

Walls of windows and French doors capture the panorama of the Cheshire plains and Bickerton Hill, which unfurl, unbroken from beyond the landscaped garden.

Also capitalising on the stunning scenery, the dining room can be found just off the kitchen, carpeted and dressed in neutral shades, with a large window and patio doors once again opening to the elevated terrace and garden.

A spacious utility room is furnished in dark, matt grey cupboards and drawers, providing an impressive amount of storage, with a stainless steel 1.5 sink, plumbing for a washing machine and dryer, and access out to the garden at the side.

BEDTIME BECKONS

Returning to the entrance hallway, a black Crittall-style door opens into a long inner hallway, where panelling to the lower walls is fresh and white, with shimmering pale wallpaper above, and plush cream carpet underfoot.

Entering the bedroom wing, arrive at the first of the spacious chambers on the left, where a super king size bed emphasises the spaciousness of the room. A wide window draws in the greenery of the garden.

Opposite, refreshment awaits in the family bathroom, tiled in contrasting monochrome to the floor and walls and featuring a Crittall-style curving shower cubicle, separate bath, wide vanity unit wash basin, heated towel radiator and WC.

Next door, what currently serves as a spacious dressing room, brimming with hanging rails, shelving, drawers, wardrobes and a dressing table, could easily transform into a double bedroom.













REST & REFRESH

Along the landing, arrive at a room currently used as a study but with the flexibility to function as a bedroom, snug or playroom.

Further along the hallway, passing the door leading to the integral garage and another door opening out to the garden, arrive at the sequestered master suite, furnished with its own shower room ensuite. Private and peaceful, wake up to verdant views towards the hills at the front.

ROOM WITH A VIEW

Returning along the inner hallway, ascend the staircase to the right, arriving at the sumptuously sized guest suite, with chalet style wooden ceiling, and cosily carpeted underfoot. Furnished with a large ensuite, storage space is plentiful.













EMBRACE THE OUTDOORS

Nestled in prime position to make the most of views out over Cheshire's Sandstone Trail, the garden at Robin Bank seamlessly connects the home to its breathtaking surroundings. Stepping out from the kitchen, wine and dine alfresco on the large patio, framed by low box hedging, whilst savouring the ever-changing vistas that stretch across the garden to the rolling hills and countryside beyond.

The large lawn, bordered by mature, sculpted trees, offering both shelter and privacy, is the perfect place for children's play. Soak up the beauty of the natural world, from vibrant sunrises to glowing sunsets, amidst the spectacular borders showcasing year-round colour and texture.

GO AND EXPLORE

For gardening enthusiasts, a greenhouse and shed are on hand to help you cultivate your own plants and produce.

To the rear of the garden, estate fencing subtly delineates the garden from the National Trust fields and farmland beyond, enhancing the sense of openness for uninterrupted views.

"The garden provides so much space and security for children to play freely."



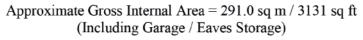






FINER DETAILS

- Close to Tattenhall and Malpas towns
- Views across the fields to Bickerton Hills
- Fantastic rurality offers country pubs and great walking
- Spacious living areas and kitchen
- House totally modernised
- Excellent local schools





First Floor

Ground Floor

Principal Bedroom 4.85 x 4.28 15'11 x 14'1

> Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1150988)

OUT & ABOUT

The area surrounding Robin Bank offers the perfect blend of countryside charm and city convenience, offering the opportunity to live the rural lifestyle whilst retaining handy links to the wider world.

For dining and leisure, sample the fine fayre at one of the many nearby village pubs and restaurants. Close by, The Pheasant Inn is renowned for its warm and inviting country ambience and tasty food.

With the Sandstone Trail on your doorstep, you can get out and about and access miles of stunning walks through the rolling countryside and verdant woodlands.

Nearby Chester, just a short drive away, with its rich Roman history, provides plenty of opportunities to immerse yourself in shopping and culture, from an evening show at The Storyhouse, to race days at The Roodee.

Closer to home, the charming village of Malpas provides a range of local shops for your day-to-day needs.

Striking a perfect balance between tranquillity and connectivity, Robin Bank is close to handy transport links, with connections to both Chester and the wider motorway network, making it ideal for commuters.

Families are ideally situated, with great access to outstanding schools such as the award-winning King's School and The Queen's School.

Nestled in a breathtaking location, with five bedrooms, including a luxurious guest suite, Robin Bank is a home where space, tranquillity, and beauty unite in perfect harmony, making it the perfect haven for all the family.





/// WHAT3WORDS: unfit.climber.lyricist

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