



Holly House

Whitchurch Road, Bunbury Heath. Tarporley, CW6 9SX

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CW6 9SX

Guide Price - £625,000

Holly House stands as a remarkable family residence nestled in a highly coveted locality of Cheshire. Boasting expansive grounds, meticulously maintained gardens, ample parking, and an additional paddock spanning 0.68 acres, it showcases both elegance and functionality. The interior of this splendid home comprises an entrance porch, a cozy lounge, a welcoming sitting room, and a spacious open plan dining kitchen, complemented by access to a convenient cellar. Ascending to the first floor reveals three generously proportioned bedrooms and a tastefully appointed family bathroom. Externally, a gravel driveway greets visitors, offering ample off road parking. A quaint side garden, complete with steps leading down to the cellar, adds charm. The rear of the property unfolds into sprawling lawns, dotted with patios, a tranquil pond, a shed, and a greenhouse, creating a picturesque retreat.

LOCATION

Nestled in the vicinity of Bunbury and Tarporley, Bunbury Heath enjoys proximity to an array of amenities including convenience stores, pubs, and dining establishments. Chester City Centre, a mere 14 miles away, beckons with its diverse shopping options, culinary delights, and direct train connections to London Euston. Recreational opportunities abound with local amenities such as a cricket pavilion, sports pitches, and tennis courts, as well as a vibrant village hall. Education is well catered for, with esteemed state primary and secondary schools nearby, complemented by private institutions such as Kings and Queens of Chester and Abbeygate College in Saighton. For commuters, the village offers easy access to major commercial hubs across the North West via the M53, M56, and M6 motorway network, as well as the A55 North Wales expressway. Holly House epitomises the perfect blend of tranquil countryside living with convenient access to urban amenities, making it an ideal haven for discerning homeowners.





ACCOMMODATION

Approached by the driveway which leads to the front entrance porch.

ENTRANCE PORCH

Panelled door, tiled flooring and double glazed windows.

LOUNGE

A lovely formal lounge having a double glazed window to front, feature, cast iron burner, timber mantel and tiled hearth, wooden flooring, radiator, stairs to the first floor landing and access to the cellar.

SITTING ROOM

Second reception room utilised as both a sitting room and home office having a decorative cast iron fireplace, radiator and double glazed windows.

DINING KITCHEN

Fitted with modern comprehensive range of wall, base and drawer units, white single drainer sink unit with a mixer tap over, electric oven and hob, integrated fridge and freezer, dishwasher and washing machine, tiled flooring, cast iron open fireplace with timber surround, part beamed ceiling, double glazed window and door access to outside.



CELLAR

A useful cellar storage room with power and light plus door access to outside.

FIRST FLOOR LANDING

Built in cupboards, radiator, double glazed window.

BEDROOM 1

Double bedroom, double glazed window, radiator.

BEDROOM 2

Double bedroom, double glazed window, radiator.

BEDROOM 3

Double bedroom, double glazed window, exposed floorboards, radiator.

BATHROOM

A Victorian style bathroom suite comprising a large walk in shower cubicle with a mains shower and a hand held shower head, double ended bath with central mixer tap and hand held shower head, vanity wash hand basin, wall mounted vanity cupboard, WC, two radiators, one with an integrated heated towel rail, large airing cupboard, double glazed windows.



OUTSIDE

On approach, leaving the highway it extends to a large gravel driveway providing extensive off road parking and built up retained planters. There is a small side garden with steps leading down to the cellar.

GARDEN

A paved patio area to the side of the property leads to a paved walkway, further patio areas and large lawned gardens with retained borders, plus raised timber decking, pond, shed and greenhouse.

PADDOCK

The paddock is situated to the side of the property and is a short distance from the property and is approached by a five-bar gate from the road. The paddock is a nature garden providing grazed areas and a number of trees including Silver Birch.

SERVICES

Mains, electric, water, drainage

COUNCIL TAX

E

EPC

E





DIRECTIONS

Sat Nav CW6 9SX

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APPROXIMATE DISTANCES

Chester train station 1- 4 miles

Nantwich train station - 7 miles

Manchester International Airport – 31 miles

Liverpool John Lennon train station – 27 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

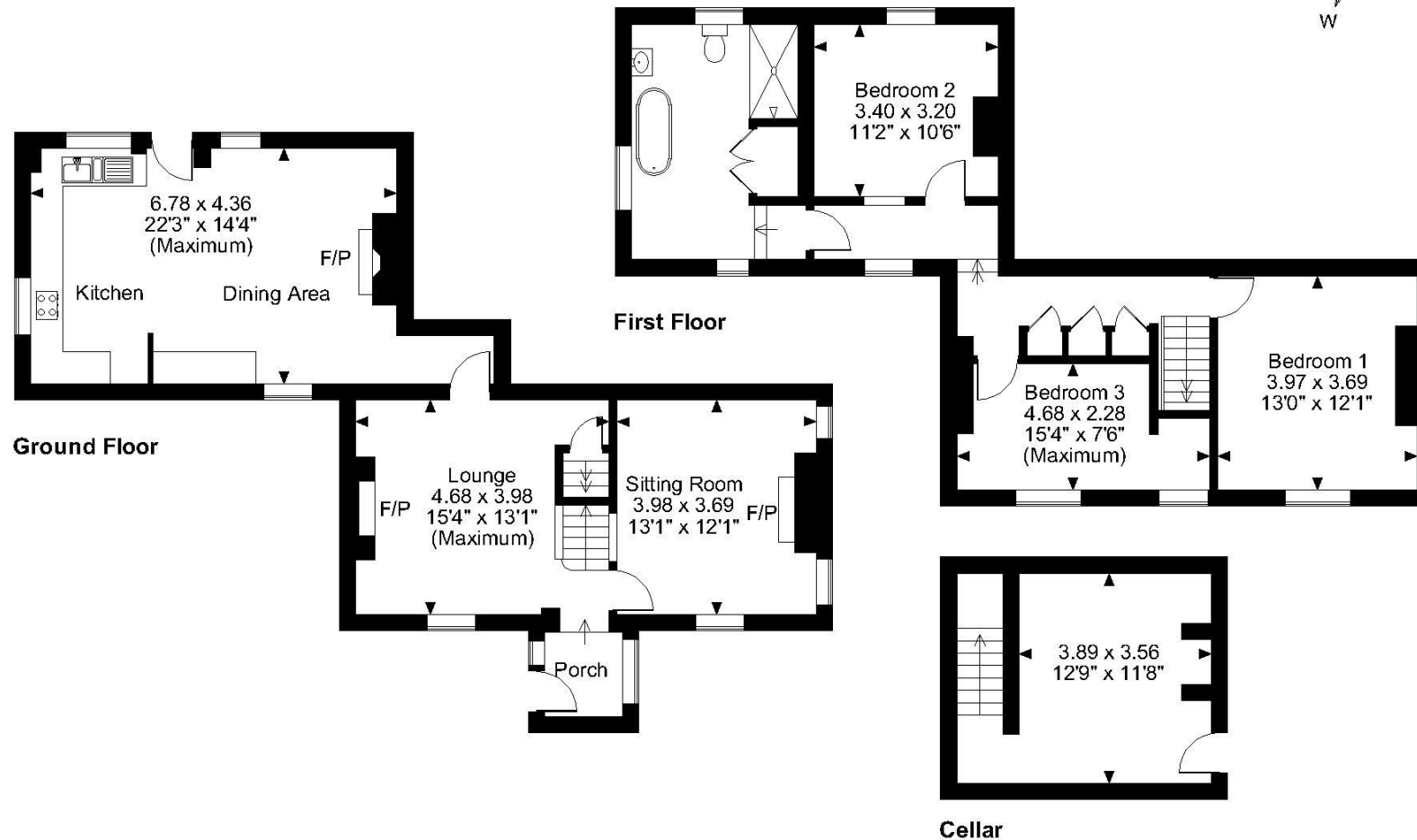
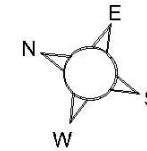


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Holly House, Whitchurch Road Bunbury Heath, Tarporley
 Approximate Gross Internal Area
 1595 Sq Ft/148 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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