



Bridge Cottage

Chester Road, Tushingham, SY13 4QL

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Guide Price - £700,000

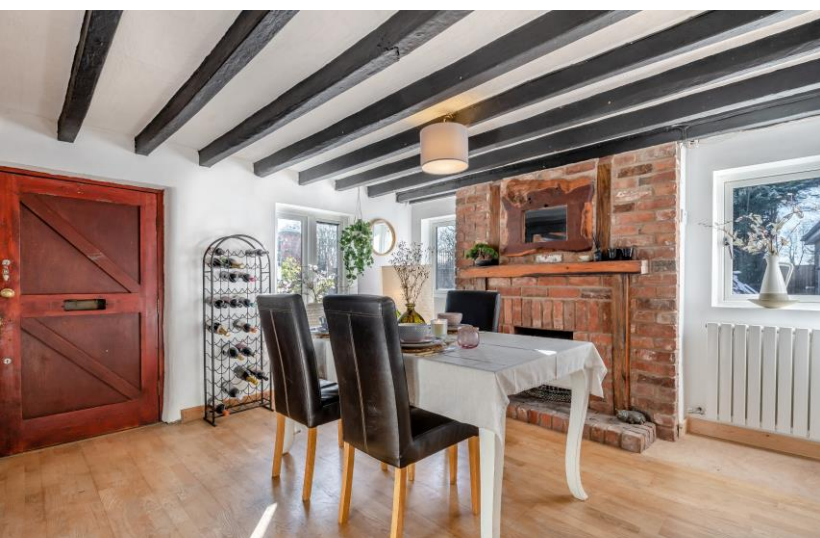
Located in a highly desirable position between Chester and Whitchurch, this superb 4 bedroom detached residence, complete with an attached one-bedroom annex, is set amidst approximately 6.94 acres of land. Ideal for families seeking space and versatility, the property is immaculately presented throughout, offering generous living accommodation and exceptional outdoor amenities. The main house is well presented throughout enjoying spacious living accommodation and briefly comprises, reception hall, large lounge, open plan dining/sitting room, kitchen, utility and shower room. To the first floor there are four bedrooms and a family bathroom. Externally, the land also affords a large pond, plus vehicle access to the rear of the property where there is the benefit of extensive off road parking and three large storage units, providing ample space for a variety of uses. The private gardens are laid to lawn plus a good size patio area and raised decking feature. The annex would be ideal to accommodate a couple, teenage complex or potential rental income, subject to the necessary permissions. This unique property combines comfortable living with exceptional outdoor space, making it ideal for those looking for a private retreat with versatile options.

LOCATION

Nestled in the heart of the Cheshire countryside, Tushingham is a delightful village offering a blend of rural tranquillity and timeless charm. Perfectly positioned for those seeking an idyllic lifestyle, this picturesque location boasts beautiful landscapes, historic landmarks, and excellent transport links. Tushingham is surrounded by rolling farmland and the scenic Shropshire Union Canal, providing stunning views and abundant opportunities for countryside walks, cycling, and outdoor pursuits. While retaining its rural charm, Tushingham is conveniently located near the market town of Whitchurch and the historic city of Chester, providing access to shops, restaurants, schools, and leisure facilities.

The A41 and nearby train stations ensure easy connections to the wider region. Tushingham is an ideal location for those who value space.





BRIDGE COTTAGE

DINING HALL WITH STUDY

Timber door, four double glazed windows, brick fireplace, beam ceiling, timber effect laminate flooring, radiator, stairs to the first floor landing.

LOUNGE

Good size lounge having double glazed French doors to rear patio garden. Three further double glazed windows, fireplace, open fire, radiator, door through to the kitchen.

KITCHEN

Fitted with a range of timber fronted wall base and drawer units, granite work surfaces, white inset sink unit, integrated dishwasher and washing machine. Gas fired Aga range, two gas hobs, two double glazed windows and French doors to outside.

FAMILY ROOM

Good sized reception space having two double glazed windows and bifold doors leading out to the garden area. Two radiators.



REAR PORCH

Double glazed door to outside, radiator.

UTILITY

Fitted with a range of base and drawer units, single drainer sink unit, plumbing point for a slimline dishwasher, space for a fridge, double glazed window.

SHOWER ROOM

Comprising a shower cubicle with mains shower, W.C. and wash handbasin, double glazed window.

FIRST FLOOR

BEDROOM 1

Double bedroom having double glazed doors and double glazed window to side, radiator, walk in wardrobe.

Ensuite w.c. with a W.C. and wash handbasin.

BEDROOM 2

Two double glazed windows, radiator, built-in wardrobe.

BEDROOM 3

Double glazed window, radiator.

BEDROOM 4

Double glazed window, radiator.

BATHROOM

Shower cubicle with mains shower, panel bath, W.C. and vanity wash handbasin. Part tiled walls, heated towel rail, double glazed window.



OUTSIDE

GARDENS

There are lawned gardens to the front and side of the property, plus a gravel garden area and patio with a raised timber decking feature.

THE LAND

The land extents to approximately 6.94 acres in all. Featuring a large pond and vehicle access to the rear of the property, leading to extensive off road parking.

OUTBUILDINGS

Three large storage units, ideal for a variety of uses subject to the necessary planning permission.





THE ANNEX

The Annex is accessed via the side of the property, leading through to an entrance hall with tiled flooring. doors off to the living area, bedroom and shower room.

LIVING AREA AND KITCHEN

Double glazed French doors and side windows leading out to a fenced patio area. Kitchen area with a range of wall and base units, contrasting work surfaces, single drainer sink unit, integrated oven and hob, plumbing point for washing machine and a dishwasher. Tiled flooring, tiled splashbacks, double glazed window.

BEDROOM

A double bedroom having double glazed French doors and side windows leading out to the patio area.

SHOWER/WET ROOM

Wet room comprising a shower cubicle with an electric shower. Back to the wall vanity furniture incorporating low level W.C. and wash handbasin.

OUTSIDE

The Annex has a fenced paved patio area and parking space.

SERVICES

Mains water, electric and private drainage.

COUNCIL TAX

To be confirmed.



EPC

Bridge Cottage - D
The Annex - E

DIRECTIONS

Sat Nav is SY13 4QL

What3Words is ///circulate.shift.wheat

APPROXIMATE DISTANCES

Whitchurch Centre – 2.8 miles
Chester – 18 miles
Liverpool Airport – 40 miles
Manchester Airport – 48 miles

VIEWINGS

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

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

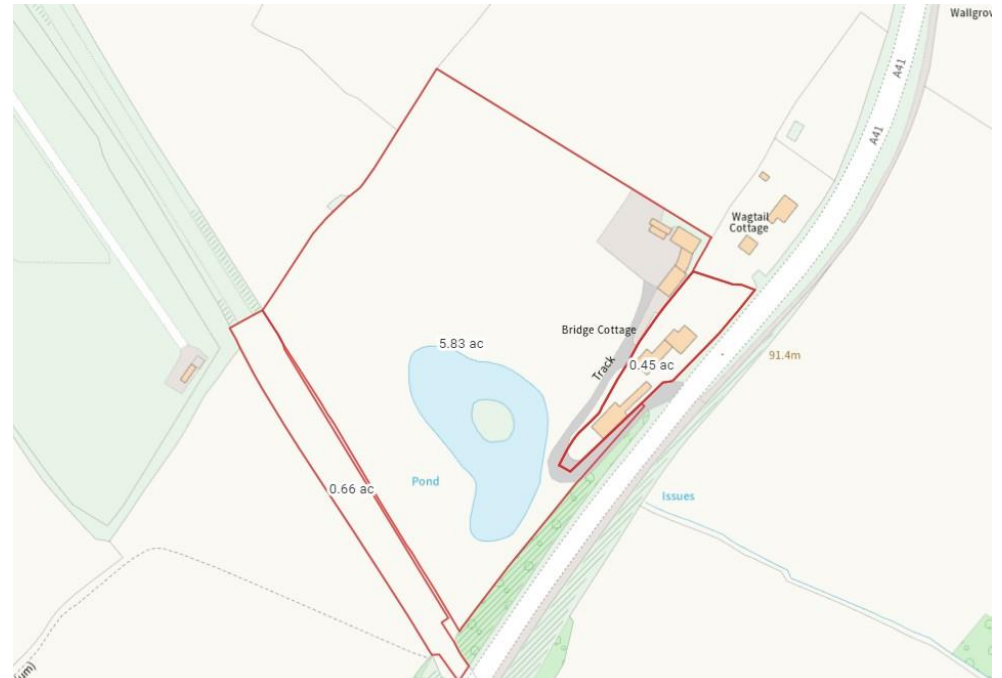
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

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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Bridge Cottage, Chester Road, Tushingham, Whitchurch

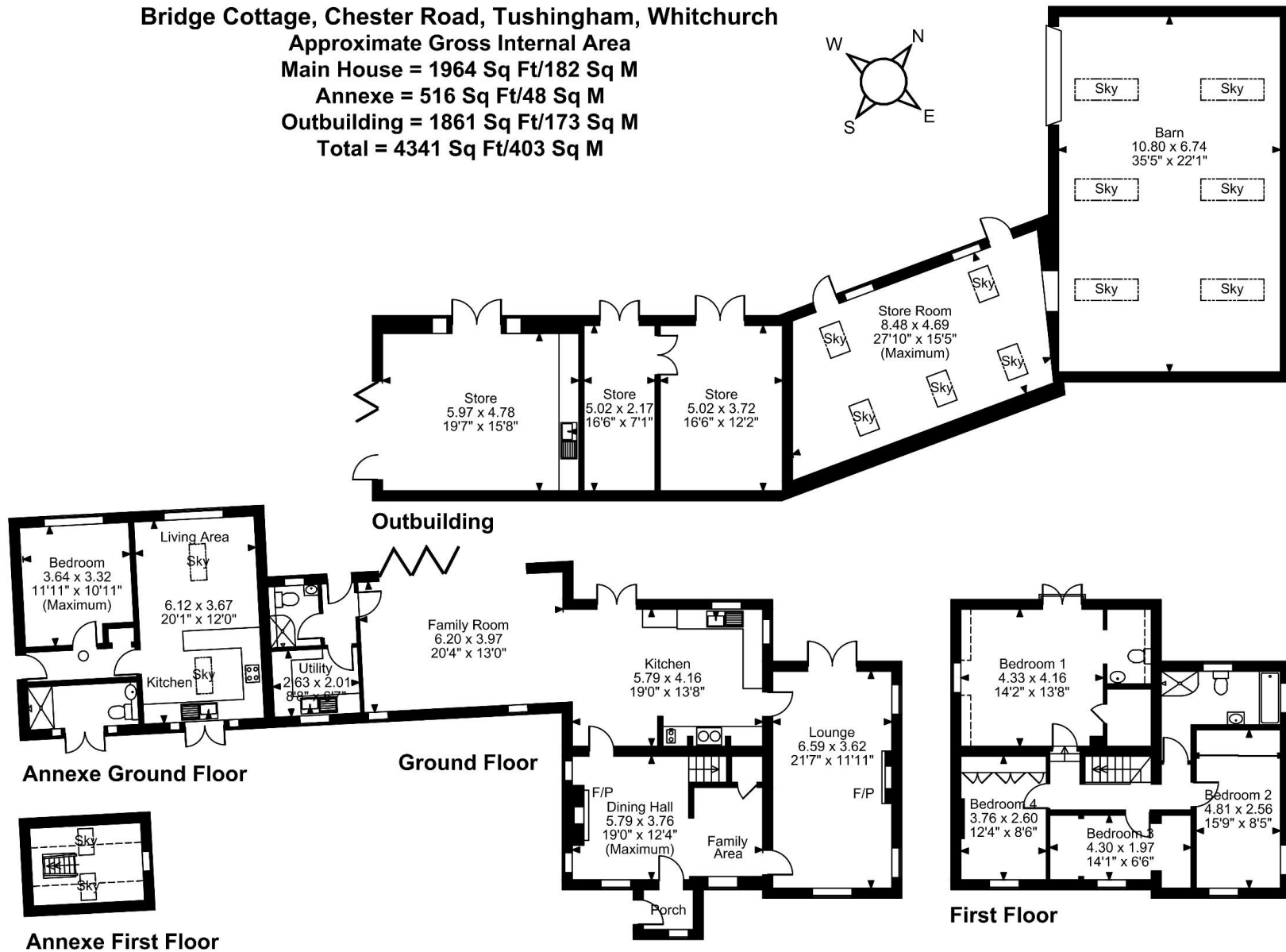
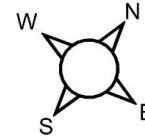
Approximate Gross Internal Area

Main House = 1964 Sq Ft/182 Sq M

Annexe = 516 Sq Ft/48 Sq M

Outbuilding = 1861 Sq Ft/173 Sq M

Total = 4341 Sq Ft/403 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE