



PORTFOLIO
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Whitchurch Road, Handley, Tattenhall CH3 9DT

The Thatched Cottage, Whitchurch Road, Handley, Tattenhall CH3 9DT

A unique, remarkable and utterly wonderful extended 3-bedroom thatched cottage set in 0.9 acres of manicured gardens in an idyllic semi-rural setting close to local amenities and schools, benefitting from gardens to sides and rear, a variety of outbuildings, 3 garages and ample driveway parking.



Approached via twin ornate metal gates to a block-paved driveway continuing adjacent to the house to a large block paved and concrete hard standing and parking area with parking for multiple cars. Flagged paths lead to a central timber door with frosted and leaded light insert.

Entrance Hall

With vaulted ceiling with exposed timbers, a high-level plate shelf, pitched pine herringbone pattern wood block floor, and staircase rising to the first floor galleried landing, with double glazed windows to the front elevation at ground and first floors.

Lounge

17' 10" x 15' 10" (5.44m x 4.83m)

A lovely light and characterful family space with herringbone pattern oak block floor, beautifully kept, windows to both front and rear elevations in leaded light-effect with decorative stained glass inserts, two radiators, timbered ceiling and exposed wall timbers, former inglenook fireplace with timber Bressummer over, York stone fireplace with stone hearth, stone mantle over and recess for fire. Steps leading up to Study.

Study

14' 3" x 9' 2" (4.34m x 2.79m)

Timber plank and stud door, timber-effect laminate



flooring: a lovely light room with double glazed windows, leaded light effect inserts and views over the side garden, and double panel radiator. A vaulted ceiling with exposed ceiling timbers gives the impression of light and space.

Snug/Sitting Room

11' 1" x 16' 6" (3.38m x 5.03m)

Again a lovely light space with doors off to the kitchen and a wide opening into the music room. With a double glazed window with leaded light effect and stained glass inserts to the front elevation, timbered ceiling, a handsome central fireplace with stone flagged hearth, exposed brick surround with timber mantle over, fireplace

recess, radiator, pine herringbone pattern wood block floor (currently carpeted over).

Music Room

16' 6" x 9' 1" (5.03m x 2.77m)

With a tiled floor, double glazed windows to the front and side elevations with attractive views, leaded light effect with stained glass insert, exposed ceiling timbers, and a wide opening and step up to the dining room.

Dining Room

16' 8" x 11' (5.08m x 3.35m)

A splendid family dining space created from an adjoining

outbuilding, with exposed ceiling timbers, double glazed windows with leaded light effect and stained glass, in an attractive arched shape overlooking the rear courtyard, and double glazed patio doors opening to the side garden with delightful views over same, light points, and two radiators. A plank and stud door and step leads up to the utility room.

Utility Room

9' 2" x 7' 10" min (2.79m x 2.39m min)

Shower Room

A plank and stud door leads into the ground floor shower room, with a double width shower cubicle with fitted electric shower over, tiled surround, pedestal wash basin, low level WC, fully tiled walls, tiled floor, light point, and a frosted double glazed window to the side elevation.

Kitchen

9' 3" x 10' 1" (2.82m x 3.07m)

Comprising timber fitted kitchen base units with multiple drawers and cupboards and integral wine rack, tiled working surfaces with timber edging, inset stainless steel sink and drainer unit with mixer tap over, inset four-ring electric halogen hob, built-in electric oven and grill combination unit, fan unit over, breakfast bar, exposed ceiling timbers, fully tiled walls, tiled floor, a double glazed window with leaded light effect and stain glass inserts overlooking the rear courtyard, wall light points, exposed ceiling timbers, radiator, and a frosted glazed door to the rear courtyard.

Walk-In Pantry

3' 7" x 8' 1" (1.09m x 2.46m)

First Floor Galleried Landing

Timber spindle staircase and newel posts, exposed ceiling timbers, built-in airing cupboard with tank and shelving, window to the rear elevation with lovely views, radiator.





Bedroom One

15' 10" x 17' 8" max (14' 5" min) (4.83m x 5.38m max (14' 5" min))

Bedroom Two

9' 3" x 16' 4" (2.82m x 4.98m)

Bedroom Three

12' 3" x 11' max (6' 8" min) (3.73m x 3.35m max (6' 8" min))

Bathroom

A beautiful bathroom with an ivory-coloured suite comprising a freestanding tub bath with antique-style mixer tap and shower attachment, pedestal wash basin, low level WC, radiator, fully tiled walls, electric shaver point, recess ceiling spotlights, access to roof storage space and a frosted double glazed window to the rear elevation.

Outbuildings

An extensive range of outbuildings forming an S-shape and attached to the house where the dining room and shower room join the music room. This extensive range of single-storey outbuildings offer huge versatility for annexe accommodation, home offices, leisure facilities, etc.



Garden Room/Summer House

12' 7" x 8' 9" (3.84m x 2.67m)

Garages

Garage 1 - 24' 4" x 16' 8" (7.42m x 5.08m)

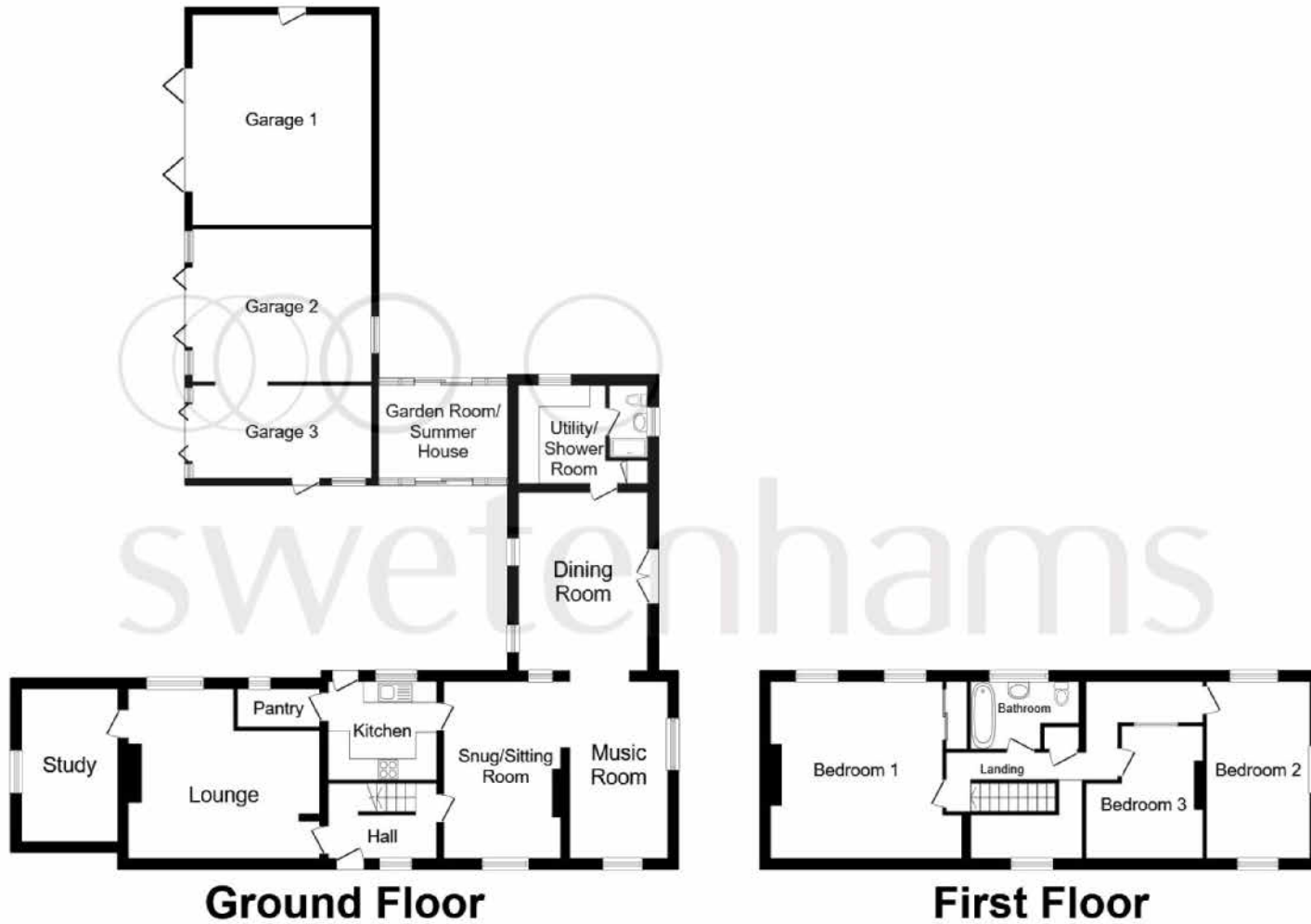
Garage 2 - 15' 6" x 16' 8" (4.72m x 5.08m)

Garage 3 - 9' 6" x 16' 8" (2.90m x 5.08m)

Outside Grounds

The house sits central in an extremely wide road frontage plot with large level lawns to either side, bounded by clipped hedging and magnificent ornamental flower/

shrubby beds with a wide variety of shrubs and trees and low stone retaining walls. At the rear of the driveway, a former carp pond stands empty and ready for the new owner's choice of use, and is flanked by a stone rockery and pathways. Sheltered behind the outbuildings is a flagged patio area perfect for outside entertaining. The rear boundary is post and wide fencing, allowing uninterrupted views across the open farmland. We have estimated, but not confirmed, the overall curtilage to be 0.9 acres.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

The Thatched Cottage

A unique, remarkable and utterly wonderful thatched cottage set in 0.9 acres of manicured gardens with outstanding far-reaching views over the Cheshire plain to the Welsh Hills. A stunning blend of period charm and modern convenience, this property has far more than meets the eye. It has a wide variety of attached outbuildings offering extreme versatility and the possibility of extending the living accommodation or the creation of home offices / gymnasium / annex accommodation - subject to any necessary consents. Council Tax Band: G

Asking Price

£750,000

- A Unique and Extended Detached Cottage
- 3 Garages and Ample Driveway Parking
- Large Gardens to Side and Rear (0.9 acres)
- Potential for Annex Accommodation + Offices

Tenure: Freehold

EPC Rating: E



To find out more information or to arrange a viewing call

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