



Dolphin Cottage, Spurstow





Dolphin Cottage

Spurstow CW6 9RF

Dolphin Cottage is a Detached Grade II listed property situated within walking distance of Bunbury village and has been meticulously refurbished and maintained by the current vendors who have also built a striking contemporary Detached Studio/Guest Suite which could be utilised as a Self Contained Dependent Relative Accommodation if desired. The property is set within a total 2.5 acres which includes attractive well stocked gardens, two paddocks and stabling.

- Versatile Dining Hall (currently utilised as a Second Sitting Room), Living Room, well appointed Kitchen Diner (fitted by the Cheshire Kitchen Company) with Aga, contemporary glazed link to Utility Room and Cloakroom.
- Three Double Bedrooms and Bathroom.
- Stunning contemporary Self Contained Guest Suite with Living Area, Kitchen, large Double Bedroom and En-suite.

Location

Spurstow is a rural Hamlet surrounded by delightful countryside, the property is within a short walk of Bunbury village, which is a thriving village offering good facilities for every day purposes including a Cooperative general store with post office, butchers, doctor's surgery, coffee shop, gastro pubs, as well as a highly regarded primary school. Delightful walks can be enjoyed from the property alternatively a short drive to Peckforton and opens up to the Sandstone trail.

Accommodation

This stunning Grade II listed property is accessed via a solid timber front door situated beneath a Storm Porch, the front door opens to a spacious elegant and **Versatile Dining Hall 5.1m x 4.7m** (the current vendors dine in the more recent Kitchen Diner Extension and therefore utilise this room as an additional Sitting Room). Features include exposed ceiling timbers, oak flooring, part wood panelled walls and a Clearview log burning stove set upon a York stone hearth. The **Living Room 5.0m x 4.5m** is a further well proportioned reception room with windows overlooking both the front and rear garden.



Original exposed timber framework to one wall adds additional character along with a feature Inglenook style fireplace incorporating a log burning stove. The **Kitchen Diner 5.8m x 4.8m** has been re-fitted over recent years with a hand made Kitchen from the Cheshire Kitchen Company which includes a Breakfast Cupboard and complemented with Kashmir white work surfaces and matching 2.5m centre island which creates a four person breakfast bar. Appliances include a three oven eco electric Aga along with an Aga summer oven with warming place, integrated two drawer undercounter fridge, dishwasher and microwave. There is ample space for a dining table, two sets of glazed double doors open onto a landscaped York stone paved Sitting/Entertaining Area and a limestone tiled floor runs throughout the Kitchen, this continues into the contemporary glazed link which gives access to the garden and **Utility Room 2.4m x 2.0m** which in turn leads into a **Cloakroom** fitted with low level WC and pedestal wash hand basin.

The spacious first floor landing was utilised by the previous vendors as a Study Area, the landing gives access to Three Double Bedrooms and a spacious Bathroom all of which offer attractive views over the gardens. **Bedroom One 5.1m x 4.5m** benefits from fitted wardrobes and built in storage cupboards. **Bedroom Two 4.8m x 3.4m** also provides ample fitted hanging and shelving space. **Bedroom Three 3.7m x 2.6m** is currently utilised as a Dressing Room. The **Bathroom** is fitted with a panel corner bath, quadrant shower enclosure, wash hand basin with storage cupboards beneath and mirror above, low level WC, heated towel rail.

To the side of the property there is a stunning contemporary **Studio/Guest Suite** with feature 4.7m high cathedral style windows (manufactured by Clear Living which feature Sky Frames) to the front elevation. The building extends to 53 sqm (530 sq ft) and could provide a totally **Self Contained Dependent Relative Accommodation** if required. It is currently utilised as an Art Studio





and Guest Bedroom Suite. The **Living Area 5.4m x 4.2m** is fitted with a log burning stove and glazed sliding doors opening to the garden. The gable end roof line continues beyond the building to provide a covered Sitting Area. The Living Area is screened from the proposed Kitchen via a 2.0m high dividing wall. The proposed Kitchen Area is fitted with kitchen units and a work surface incorporating a sink unit (there are no fitted appliances however the wiring is in place should prospective purchasers wish to install them). Off the Kitchen Area there is an Inner Hallway giving access to a large **Double Bedroom 4.9m x 2.9m** and a well appointed **Shower Room**.

Externally

A splayed entrance laid to granite setts leads to automated gates which open onto a gravelled driveway providing ample parking and turning space along with giving access to a **Detached Open Fronted Double Garage 6.2m x 5.9m**. Above the garage there is a useful **Store Room**





6.4 x 3.4m which can be easily accessed via an external staircase. To the rear of the garage there is a large Log Store. The gardens are a further feature of the property and have been a labour of love for the current vendors who have created a delightful cottage style garden with shaped lawns edged and mature well stocked borders offering a variety of colour throughout the seasons. The rear garden is also laid to lawn and includes a landscaped York stone paved South facing Sitting Area perfect for al fresco entertaining created by renowned landscape garden specialists 'Rayner Shine'. The side garden includes intricate pathways and shaped lawns beyond which there are two greenhouses, one being Gabriel Ash. There is also a substantial concrete hard standing area which provides access to **Two Stables** and an **Open Fronted Shelter** along with direct access to a turn out **Pony Paddock** with a **Further Paddock** beyond extending to approximately **1.5 acres** which includes a **Field Shelter**.

Directions

From Tarporley proceed South on the A49 towards Whitchurch for approximately 4 miles passing the turning for Bunbury and upon reaching Spurstow at the crossroads, turn left into Long Lane signposted Haughton, proceed along this lane passed the Yew Tree Pub on the left hand side and Dolphin Cottage is situated opposite the turning into Bunbury village.

Services (Not tested)/Tenure

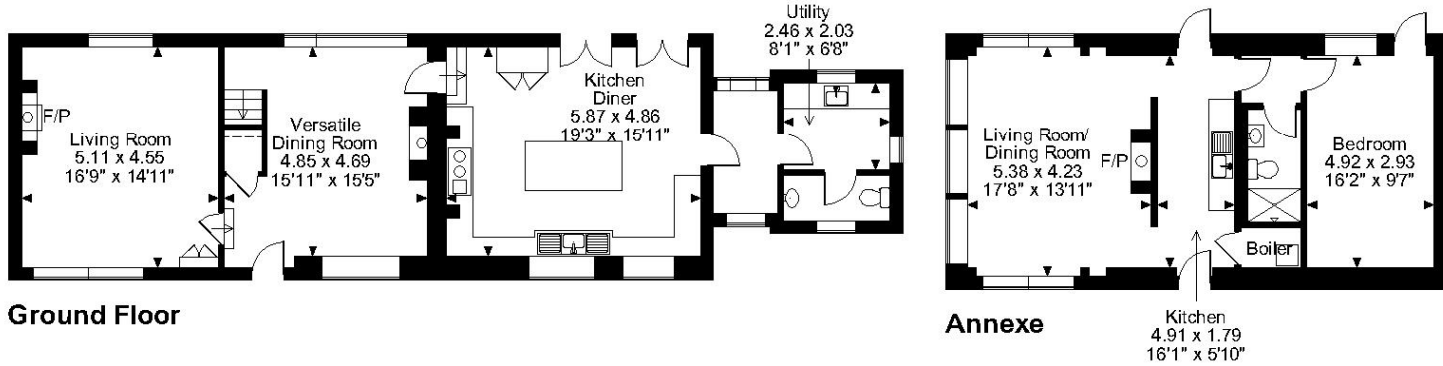
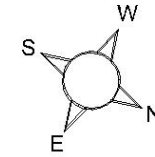
Mains Water, Electricity, Drainage, Oil Fired Central Heating/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

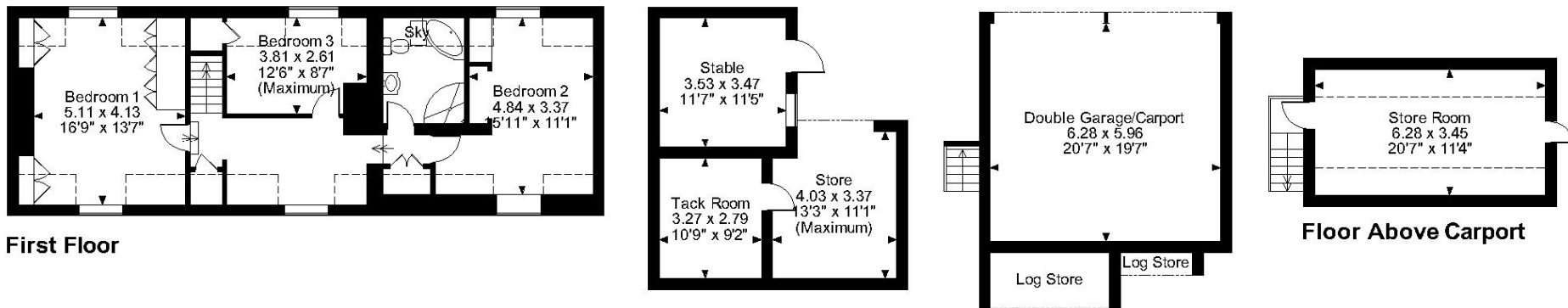


Approximate Gross Internal Area
Main House = 1639 Sq Ft/152 Sq M
Double Garage/Carport = 536 Sq Ft/50 Sq M
Outbuilding = 395 Sq Ft/37 Sq M
Annexe = 587 Sq Ft/55 Sq M
 Quoted Area Excludes 'External Log Store'



Ground Floor

Annexe



First Floor

Floor Above Carport

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441