



Bickerton, Nr Malpas

CHESHIRE  
LAMONT



# Hillside House,

Bickerton, Nr. Malpas, Cheshire,  
SY14 8AX

A charming period family property immaculately presented having undergone sympathetic renovation and extension to create a highly attractive 5 Bedroom family home set in private gardens with elevated views.

- Elegant Reception Hall, well-proportioned Drawing Room, versatile second Sitting/Dining Room, 30' x 27' Kitchen Dining Room with cosy open plan Family Room off with log burner, Utility Room, Boot Room, Shower Room.
- 5 Generous Double Bedrooms, 2 well-appointed Bath/Shower Rooms.
- Mature Landscaped private gardens offering elevated views from York stone paved Entertaining Areas. Adjacent Pony Paddock extending to approximately 1.5 acres, Detached Home Office/Hobby Room, Gym, Double Garage, Workshop.

#### Location

The rural hamlet of Bickerton is an area renowned for its natural beauty and has its own primary school, Church, active Tennis Club and a Village Hall - which has a lively programme of events. The villages of Bunbury, Tattenhall, Malpas and Tarporley are a short drive away, whilst Chester city centre is 11 miles (approximately 20 minutes drive). There is an excellent primary school in Bickerton, whilst the highly regarded Bishop Heber High School in Malpas is just 4 miles away. Recreational opportunities in the area are plentiful with superb walks on the surrounding hills and numerous local popular dining pubs such as the The Egerton Arms, The Cholmondeley Arms, The Pheasant and the Bickerton Poacher are all close at hand.

#### Accommodation

Yorkstone steps lead up to a sandstone detailed storm porch with stained-glass panel door opening to an elegant central **Reception Hall** with feature original Minton tiled floor, staircase to first floor with oak detailing, useful under stairs cupboard and too well-proportioned reception rooms to either side with a large extended **Kitchen Dining Family Room** to the rear all of which benefit from 10' ceiling heights.



The well-proportioned **Drawing Room 23'11" x 15'4"** is a particularly attractive reception room boasting a number of features including spectacular views to the front from a sash bay window, there is also a 12'6" wide box bay window to the side offering far-reaching views towards Brown Knowl incorporating a door which opens onto a York stone paved Entertaining Area, further features are the reclaimed fireplace set on a slate hearth and oak flooring, and bespoke hand made shelving to either side of the fireplace. The versatile second **Sitting Room/Formal Dining Room 4.2m x 3.5m** (currently utilised as a study) also provides elevated views towards Bickerton Hill via a sash bay window along with a reclaimed cast-iron fireplace (non operational) set on a slate hearth again complemented with an Oak flooring.

To the rear of the property there is a substantial sympathetic extension creating a magnificent informal kitchen family socialising area providing **Open Plan Kitchen Dining Living Area** totalling approximately 850 sqft.<sup>2</sup> subtly divided into three areas, with Utility Room, Boot Room and Cloakroom off.

The L-shaped **Kitchen Dining Area 8.3m x 9.4m** (maximum dimensions) has a 4.5 m wide feature window letting in abundance of natural light and incorporating double doors within the Dining Area which open onto a York stone paved Entertaining Area offering spectacular views. The dining area comfortably accommodates an 8/10 person dining table and larger for an occasion. A heated tiled floor runs throughout the Kitchen which is fitted with a Neptune painted kitchen offering extensive storage including larder cupboards and butchers block, along with a large centre island which provides a breakfast bar and incorporating a double bowl ceramic sink unit all complemented with Granite worksurfaces. Appliances include a Smeg range cooker with both gas and induction hobs and double oven beneath and extractor above all set within a chimney breast which has





been flued for an Aga (if required), there is also an integrated dishwasher and American fridge freezer set within housing with the larder cupboards to either side.

Off the Kitchen Dining Area a step leads to down to a cosy **Open Plan Family/Sitting Area 4.2m x 3.4m** with log burning stove, woodblock floor and 4 m wide window incorporating double doors overlooking the attractive garden and opening onto a south east orientated York stone **Sitting/Entertaining Area** which captures the sun all day.

Off the Kitchen a tiled hallway leads to the rear door with the **Utility Room** and **Boot Room** off, the boot room in turn gives access to a downstairs **Shower Room** with WC and wash hand basin.

To the first floor there is a **8.75m Landing** incorporating two large window seats both offering spectacular elevated views, the landing gives access to Five Double Bedrooms (two utilised as a dressing room) and two Bath/Shower Rooms.





The **Master Bedroom 5.1m x 4.3m** offers attractive views over the garden and has a large well-appointed **En-suite Shower Room** including a 1.6 m wide shower facility. A communicating door from the bedroom opens to **Bedroom Four 4.3m x 3.1m** which the current vendors utilise as a Dressing Room creating a magnificent master suite. **Bedroom Four/Dressing Room** is fitted with wardrobes incorporating open fronted shelving along with space for a dressing table and offers spectacular views towards Brown Knowl.

**Bedroom Two 3.6m x 3.6m** and **Bedroom Three 3.6m x 3.5m** both offer spectacular elevated views to the front. **Bedroom Two** benefiting from built-in cupboards and drawers. **Bedroom Five 3.5m x 3.0m** is a further generous double bedroom offering attractive far-reaching views over the gardens and beyond to Brown Knowl. The well-appointed **Family Bathroom 3.5m x 3.9m** is fitted with a free standing roll topped bath offering attractive views over the garden there is also a 1.7 meter large shower facility with walk around shower screen WC wash hand basin and two heated towel rails.

#### External

A splayed entrance leads onto a gravel driveway with **Double Garage 6.3m x 5.7m** with electrically operated roller shutter door and **Workshop 21'7 x 15'7**, double gates open from the driveway onto a block set pathway edged by formal well stocked and lawned gardens and feature sandstone retaining walls which incorporate York stone steps which lead up to the front door.

The garden holds an elevated position with shaped lawns and well stocked borders including mature Rhododendrons. They are totally private and offer spectacular views. York stone laid Sitting/Entertaining Areas catch both the morning, afternoon and evening sun. The gardens include a detached **Home Office/Hobby Room 5.2m x 4.6m** which overlooks the gardens it is fitted with a kitchenette and has electric heating. there is also a **Gvm 5.8m x 4.5m**



**Services:**

Mains water and Electricity, Oil fired central heating, Septic tank drainage.

**Viewing**

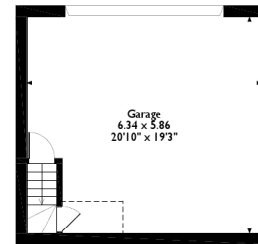
Via Cheshire Lamont Tarporley office.

**Directions:**

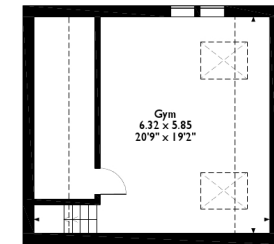
**What3words : spins.herring.croutons**

From our Tarporley Office, head on the A49 towards Whitchurch upon entering Ridley turn right onto the A534 towards Wrexham and continue on this road through Bulkeley passing the Bickerton Poacher on the left hand side. Continue up the hill along the brow as one starts dropping down the other side of the hill (Gallantry Bank) the property will be observed set up on the right hand side.

Approximate Gross Internal Area  
Main House = 2984 sqft/278 sqm  
Outbuildings = 1281 sqft/118 sqm



Outbuilding Ground Floor



Outbuilding First Floor

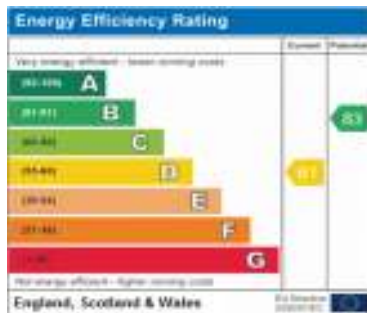


Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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