



Stretton, Nr Malpas

CHESHIRE
LAMONT



Yew Tree Cottage, Wetreins Lane, Stretton Nr Malpas, SY14 7JD

Yew Tree Cottage is a delightful 5/6 bedroom family home extending to approximately 3900sqft. The property is conveniently situated within 1.25 miles of Tilston village and is set in approximately 2 acres which includes paddocks and stabling. A substantial modern brick-built outhouse which could be converted to dependent relative accommodation, subject to consent from the relevant authorities.

- Well-proportioned 5/6 Bedroom Family House set within approximately 2 acres.
- Conveniently situated within 1.25 miles of Tilston Village.
- 3 Reception Rooms, 9.6m Open Plan Kitchen Breakfast Family Room with log burner, Utility and Cloakroom.
- 6 Double Bedrooms (One utilised as a study), 4 Bath/Shower Rooms (3 Ensuite).
- Versatile recently built outbuilding which could, subject to consent, be converted to dependent relative accommodation.

Location

The sought after village of Tilston is just 1.25 miles away and provides a thriving Primary School, village shop, gastro pub 'The Carden Arms' and popular café 'The Lost Barn'. Likewise the prosperous village of Malpas has a bustling High Street, historic church and the highly sought after Bishop Heber High School and Alport Primary School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles away.

Accommodation

A part glazed porch leads to a panelled front door which opens to the **Reception Hall**, this is finished with an engineered oak floor and has a **Cloaks/Boot Cupboard** off.



The Reception Hall gives access to an attractive **Sitting/Garden Room 5.3m x 4.3m**. This offers views over the rear garden via bi-fold doors which open onto a large Indian stone entertaining terrace. A pitched ceiling includes two skylights giving additional natural light. Engineered oak flooring continues seamlessly into the **Living Room 4.6m x 4.5m deepening to 5.6m** within a feature box bay window which overlooks the front garden. A Clearview log burning stove is set within a central chimney breast and there are exposed ceiling timbers. The Inner Hallway gives access to the Dining Room and large open plan Kitchen Breakfast/Family Room. The **Dining Room 4.4m x 3.4m** comfortably accommodates a 10/12 person dining table, benefits from fitted cupboards with glazed display shelving, overlooks the front garden and has an exposed beamed ceiling.

The **Kitchen Breakfast/Family Room 9.6m x 5.9m** is the hub of this attractive family home. Within the Living/Family area there is a log burning stove and a set of glazed double doors opening onto the patio with views down the garden beyond. The kitchen is fitted with oak fronted wall and floor cupboards complimented with Corian work surfaces and a matching centre island finished with a granite work surface, which abuts an oak breakfast bar. Appliances include a five ring Gaggenau induction hob with extractor above, a Stanley oil fired Range cooker, Gaggenau steam oven with warming drawer beneath, microwave combi oven, dishwasher and American style fridge freezer. Off the kitchen there is a Cloakroom and Utility Room. The **Utility Room** is fitted with additional wall and floor cupboards, work surfaces with sink unit and space beneath the work surface for washing machine and tumble dryer, plus full height space for freestanding fridge or freezer.





A solid oak staircase rises to the **First Floor Landing**, which gives access to six double bedrooms (one currently utilised as a study).

The Master Bedroom 5.9m x 4.1m offers attractive views over the rear garden via glazed double doors opening onto a balcony. The bedroom benefits from built in wardrobes and a well-appointed **Ensuite Shower Room**. **Bedroom Two 7.4m x 3.0m** and **Bedroom Three 5.1m x 3.4m** both benefit from well-appointed **Ensuite Shower Rooms**. Bedroom Two also has a walk in wardrobe. **Bedroom Four 3.8m x 3.4m** benefits from a walk in wardrobe and overlooks the rear garden as does **Bedroom Five 3.7m x 3.4m**. **Bedroom Six/Study 3.7m x 3.2m** overlooks the front garden. The **Family Bathroom** is fitted with a white suite including jacuzzi style whirlpool bath, large separate shower enclosure, wash hand basin, low level WC, extensive storage cupboards and two heated towel rails.





Externally

The property is situated within gardens and paddock which extend to approximately 2 acres. A splayed entrance with five bar gate leads onto a gravelled driveway which runs up to the front of the property and provides ample parking and turning space for a number of cars along with giving access to a **Double Garage 6.5m x 5.1m**.

The gardens to the front are principally laid to lawn. Double gates give access to the attractive rear garden which is again principally laid to lawn and includes an attractive feature pond and large patio/entertaining terrace with small former paddock area beyond which the current vendors have incorporated into the gardens but could easily be reinstated to a paddock if desired. The paddock includes stabling for two horses as well as a Tractor/Feed store. There is a further paddock to the left of the drive. The previous vendor constructed a substantial **Brick Built Outhouse 7.5m x 5.2m** which the current vendors utilise as a **Gym 5.0m x 5.2m** and Store Rooms. However, subject to consent, this could be converted to provide dependent relative accommodation or office if desired.

In addition there are other useful outhouses which include a **Workshop, Store Rooms, timber framed Log/Fuel Store and two Greenhouses**.

Directions

What3words : teeth.hears.correctly.

From Tilston village leave with the Carden Arms pub on your left-hand side heading towards Stretton and Barton, passing the entrance to the Lost Barn Coffee Shop on your left-hand side and taking the first turning left into Wetreins Lane. Proceed down Wetreins Lane for half a mile and Yew Tree Cottage will be the first property found on the left-hand side.



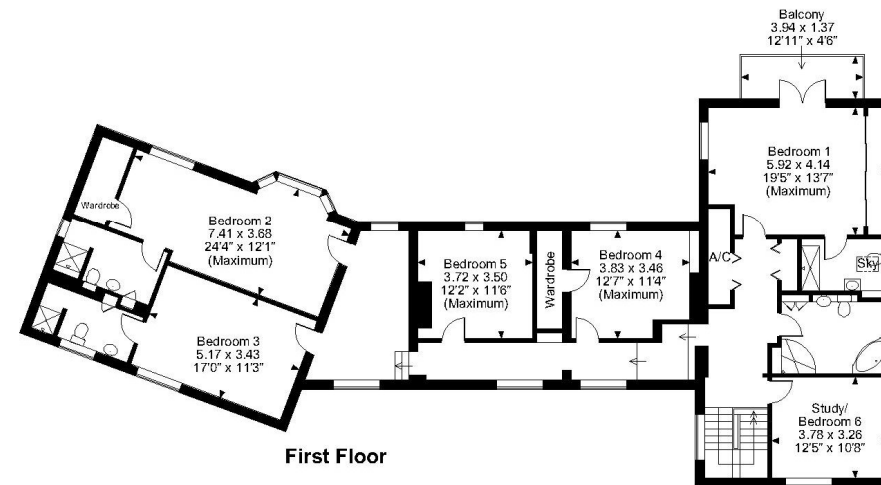
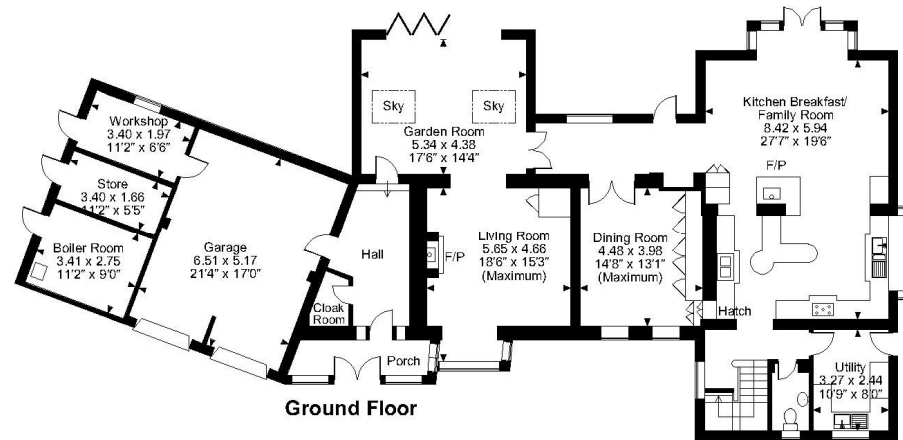
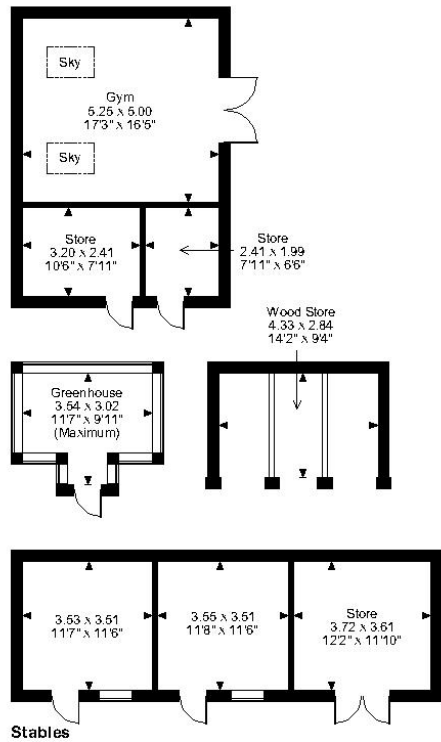
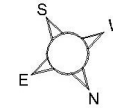
Services

Mains water, electricity, oil fired central heating, septic tank drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

Approximate Gross Internal Area
Main House = 3910 Sq Ft/363 Sq M
Garage = 362 Sq Ft/34 Sq M
Outbuilding = 244 Sq Ft/23 Sq M
Balcony external area = 58 Sq Ft/5 Sq M
Total = 4516 Sq Ft/420 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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