

# COBBLERS CROSS HOUSE

TARPORLEY, CHESHIRE

CHESHIRE  
LAMONT



JACKSON-STOPS







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**COBBLERS CROSS HOUSE, COBBLERS CROSS LANE,  
TARPORLEY, CHESHIRE, CW6 0DH**

TOTAL APPROX. GROSS INTERNAL AREA: HOUSE = 2415 SQ FT / 224 SQ M

A CHARMING FORMER FARMHOUSE  
WITH OUTBUILDINGS STANDING IN A  
DELIGHTFUL MATURE GARDEN SETTING  
WITH RURAL ASPECT BEING CONVENIENT  
FOR THE VILLAGE



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**DISTANCES**

CHESTER 10 MILES  
NANTWICH 10 MILES  
LIVERPOOL 30 MILES  
MANCHESTER 34 MILES  
(DISTANCES APPROXIMATE)

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**ACCOMMODATION**

- |                               |                   |
|-------------------------------|-------------------|
| - Entrance Hall               | - Cellar          |
| - Drawing Room                | - 4 Bedrooms      |
| - Sitting Room                | - Study/Bedroom 5 |
| - Dining Room                 | - 2 Bathrooms     |
| - Back Porch/Utility Room     | - Attic           |
| - Cloakroom/W.C.              |                   |
| - Kitchen with Breakfast Area |                   |

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**OUTSIDE**

- |                          |                                           |
|--------------------------|-------------------------------------------|
| - Garaging               | - Vegetable Garden & Soft Fruit Canes     |
| - Coal House & Log Store | - Greenhouse                              |
| - Garden Implements Shed | - Woodland Garden                         |
| - Sandstone Barn         | - In all about 1.15 acres (0.40 hectares) |
| - Garden Room            |                                           |
| - Landscaped Gardens     |                                           |
| - Formal Lawns           |                                           |





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## DESCRIPTION

Cobblers Cross House occupies an enviable rural setting on a quiet country lane overlooking Portal golf course and parkland fields just beyond the sought-after village of Tarporley. Originally the Home Farm to the Portal Estate this attractive former farmhouse which is situated within the village conservation area comes to the market for the first time in over 50 years. It is constructed principally of stone with later additions beneath a slate roof and has sash windows to the front façade. Internally the property offers comfortable albeit dated family accommodation with up to 5 bedrooms and there is clearly scope to further improve & extend subject to the availability of planning permission. Likewise, the range of outbuildings, including the original sandstone barn, provide purchasers with the opportunity to create ancillary accommodation for staff or dependent relatives and in the alternative a home office for those wishing to work from home. Indeed, the sale provides purchasers with a relatively unique opportunity to create an exceptional family home with little prospect of over capitalising on account of the favourable location and immediate position standing centrally within an extremely generous mature garden setting protected by woodland.

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## LOCATION

Cobblers Cross House is conveniently situated on the edge of Tarporley to the east of the county town of Chester. The village with its attractive High Street is within walking distance and just a short drive through the country lanes offering a comprehensive range of services including shops, small supermarket, doctors' surgery, chemist, post office, several churches, pubs and restaurants. The village is 10 miles from the historic city of Chester with a wide selection of shops and out of town retail parks including The Outlet Village at Cheshire Oaks.







Schooling in the village is well provided for with successful state primary & secondary schools and for those seeking private education there is a good selection locally including The Grange at Hartford, Abbeygate College at Saughton and The Kings and Queens Schools in Chester.

On the recreational front there are thriving sports clubs in the neighbouring villages of Bunbury, Tiverton and Tattenhall catering for cricket, tennis, football, hockey & squash and on the edge of the village Portal Premier and Championship golf courses. The village is also close to the Sandstone Trail with scenic walks through the Beeston & Peckforton foothills and nearby is Delamere Forest offering walking & running routes and mountain bike trails. For the equestrian enthusiasts there is horse racing at Chester and Bangor on Dee, polo at Little Budworth, sailing at Manley Mere and a motor racing circuit nearby at Oulton Park.

## COMMUNICATIONS

The area is extremely accessible for all areas of commerce throughout the North West including Liverpool and Manchester which are both within daily travelling distance courtesy of the M53 & M56 motorways. To the south the A49/A41 connects with the M54 motorway allowing for

ease of access to The Potteries, Telford, Wolverhampton & Birmingham. Liverpool and Manchester international airports are 28 & 33 miles respectively and travel to London is available via Crewe station which is 16 miles distant offering a 1 hr 30 mins rail service to Euston.

## ACCOMMODATION

A panelled front door opens into the entrance hall which runs the full depth of the house to a garden door accessing the rear courtyard. Beneath the stairs is a door leading down to a dry cellar with sandstone walls incorporating wine racks and a grilled air vent. To the side of the stairs access is gained to the drawing room which is an elegant entertaining room running the full depth of the house and enjoying a double aspect overlooking both the front and rear gardens with bay window to the rear. The room has an open fireplace with tiled inlay and hearth beneath a decorative carved wood surround, moulded ceiling cornice, built-in bookshelves & drinks cupboard. On the opposite side of the entrance hall is the sitting room which is a warm Winter room with moulded ceiling cornice and open fireplace with stone inlay & hearth beneath a carved wood surround. From the sitting room a connecting door accesses the dining room. It is a well-proportioned room with moulded

ceiling cornice and double aspect overlooking the front & side gardens. To the rear of the property is a generously proportioned kitchen breakfast room, back porch/utility room and a cloakroom with w.c. The kitchen contains fitted pine wall & base units incorporating cupboards & drawers beneath extensive work surfaces and a 1½ bowl sink unit with drainer and mixer tap. The kitchen appliances include 3 electric ovens, halogen hob beneath an extractor fan and there is also plumbing for a dishwasher. The kitchen units are formed to three sides of the room and against an open wall there is space for a dining table and American style fridge freezer. The back porch, which also serves as a utility room, has a built-in base unit incorporating cupboards & drawers beneath a stainless steel sink unit with double drainer, tiled splashback, plumbing for washing machine, coat hooks and back door to the drive & garaging. Off the back porch is a downstairs cloakroom containing a built-in hand basin with cupboards below, low flush w.c. and fitted wall cupboards & shelving.

From the entrance hall a set of stairs with pine hand rail lead to a light & airy galleried landing with window overlooking the front garden. On the first floor the accommodation comprises 5 bedrooms and 2 bathrooms. The principal bedroom with double aspect enjoys attractive views over the garden. It has built in wardrobes and could easily incorporate





an en-suite bathroom with dressing area by reconfiguring the adjoining fourth bedroom. Bedroom 4 is a smaller single bedroom to the back of the house with a deep window and slightly restricted headroom. These bedrooms are served by a bathroom on the inner landing which contains a panelled bath, pedestal hand basin, tiled shower cubicle with glazed screen, low flush w.c., and bidet. On the inner landing is a built-in airing cupboard containing built in shelving and a hot water cylinder with immersion heater. To the front of house at the end of the galleried landing are bedrooms 2 & 3 which are similar sized double bedrooms. Both have sealed fireplaces containing cast iron grates beneath a carved wood surround and to either side built-in wardrobes and storage cupboards. At the top of the stairs is a study/fifth bedroom which has an ornamental fireplace and built in pine fronted cupboard with shelving below. These bedrooms are served by a bathroom which has a panelled bath with Triton shower above, low flush w.c., pedestal hand basin, bidet and part tiled walls. From the inner landing access is gained via a loft ladder to a spacious attic with exposed roof trusses and beams. Of late this space has been used for storage albeit capable of being adapted to provide additional accommodation and historically it was a hobbies room.

## OUTBUILDINGS

Behind the house are a collection of outbuildings accessed from the drive and a small rear courtyard. Subject to the availability of planning permission these buildings are capable of being developed for a variety of uses. The principal section is a substantial sandstone barn beneath a stone flagged roof. It is accessed via double doors from the rear courtyard and comprises a workshop with former stable beyond and above which is a mezzanine floor providing a useful storage area. The building has a concrete floor and power supply. Forming a lean-to to the sandstone barn is a garden implement store and beyond is a separate coal store both of which are of brick





construction. Attached to the sandstone barn fronting the drive and a parking & turning area is a double garage. It is constructed of brick beneath a concrete tiled roof and has twin up & over doors, concrete floor and power supply. Adjacent to the garage is a timber framed log/bin store.

## GARDENS & GROUNDS

The gardens are a notable feature of Cobblers Cross House which stands centrally within its grounds comprising formal lawned gardens and woodland areas underplanted with rhododendrons and Spring bulbs. Against the drive is a wide lawned garden enclosed by beech and holly hedges. The lawn is framed by herbaceous and shrub borders and includes

a trellis covered in climbing roses. To the side of the drive stone steps lead down to a lower garden with gravelled path extending across the front elevation of the house incorporating a dwarf sandstone wall planted with azaleas. The lower lawn is framed by a sandstone retaining wall with raised border containing a selection of shrubs including heathers, skimmia, magnolia, rhododendron, camellia, pieris, lilac and a selection of ornamental trees including larch. Below the formal garden to the south of the house is a wooded area with steps leading down to a sunken garden with rhododendron, azalea, hosta and magnolia. A series of paths meander through the lower garden which contains fruit trees, a cage containing soft fruit canes and separate composting area. The stand of mature trees includes chestnut, sycamore, cherry, larch and yew.

Immediately behind the house is a further lawned garden enclosed by a beech hedge and a series of borders containing rhododendron, azalea, hydrangea and lilac and against the sandstone barn are camellias, roses, geraniums and peonies. At the far end of the lawn is a stone patio and timber & glazed garden room which benefits from the afternoon and evening sun. Beyond the garden room to the side of the garage is an aluminium framed greenhouse. On the opposite side of the drive to the north of the house is a further woodland garden containing chestnut, silver birch, sycamore, lime, beech & Scots pine underplanted with rhododendrons and pieris together with spring bulbs. The whole extends to 1.15 acres (0.40 hectares).





## PROPERTY INFORMATION

**Address:** Cobblers Cross House, Cobblers Cross Lane, Tarporley, Cheshire, CW6 0DH.

**Tenure:** The property is freehold with vacant possession.

**Services:** Mains water and electricity. Private Drainage. Central heating is courtesy of a Worcester oil boiler. Telephone line & Broadband connection. Burglar Alarm.

**Covenants & Third-Party Rights:** Please note the woodland gardens are the subject of covenants precluding development in favour of Portal which is a neighbouring property which previously owned the land.

**Local Authority:** Cheshire West & Chester Council - T: 0300 123 8123

**Council Tax:** Band G - £4,022.82 payable 2025/2026.

**Fixtures:** Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

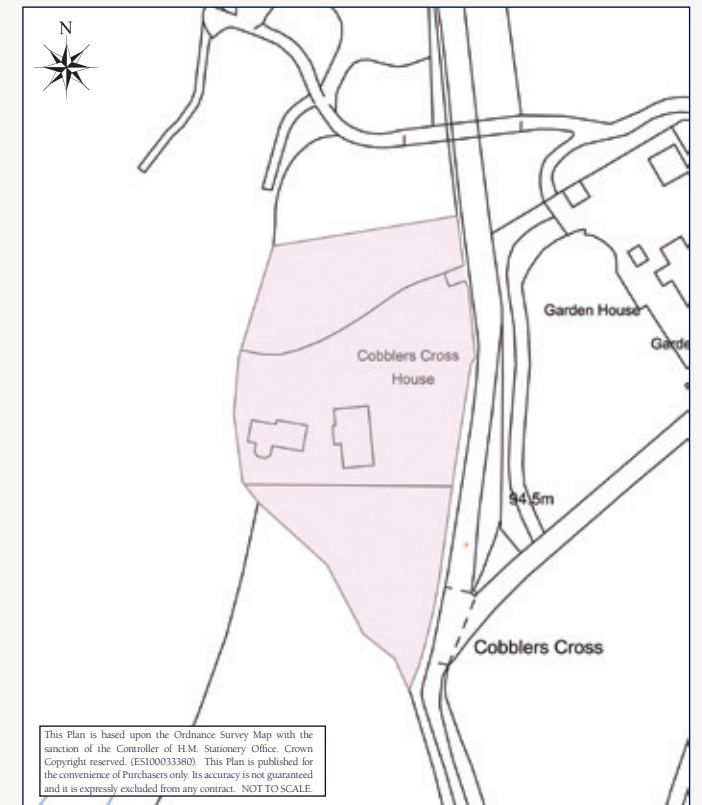
**Energy Performance Certificate:** Energy rating F.

**Viewing:** Strictly by appointment via Cheshire Lamont, Tarporley office - T: 01829 730 700 or Jackson-Stops, Chester office - T: 01244 328 361

**Disclaimer:** Please note that both the Selling Agents are related to the vendor

## DIRECTIONS

From Chester travel on the A51 towards Tarporley and at the roundabout on the edge of the village continue straight over. Having passed the triangular junction at the top of the High Street take the next turning left into Forest Road. Ascend the hill and having passed under a footbridge take the next turning right adjacent to Portal into Cobblers Cross and follow the lane bearing right and descend the hill. Having passed under the footbridge the entrance to Cobblers Cross House is on the right-hand side.





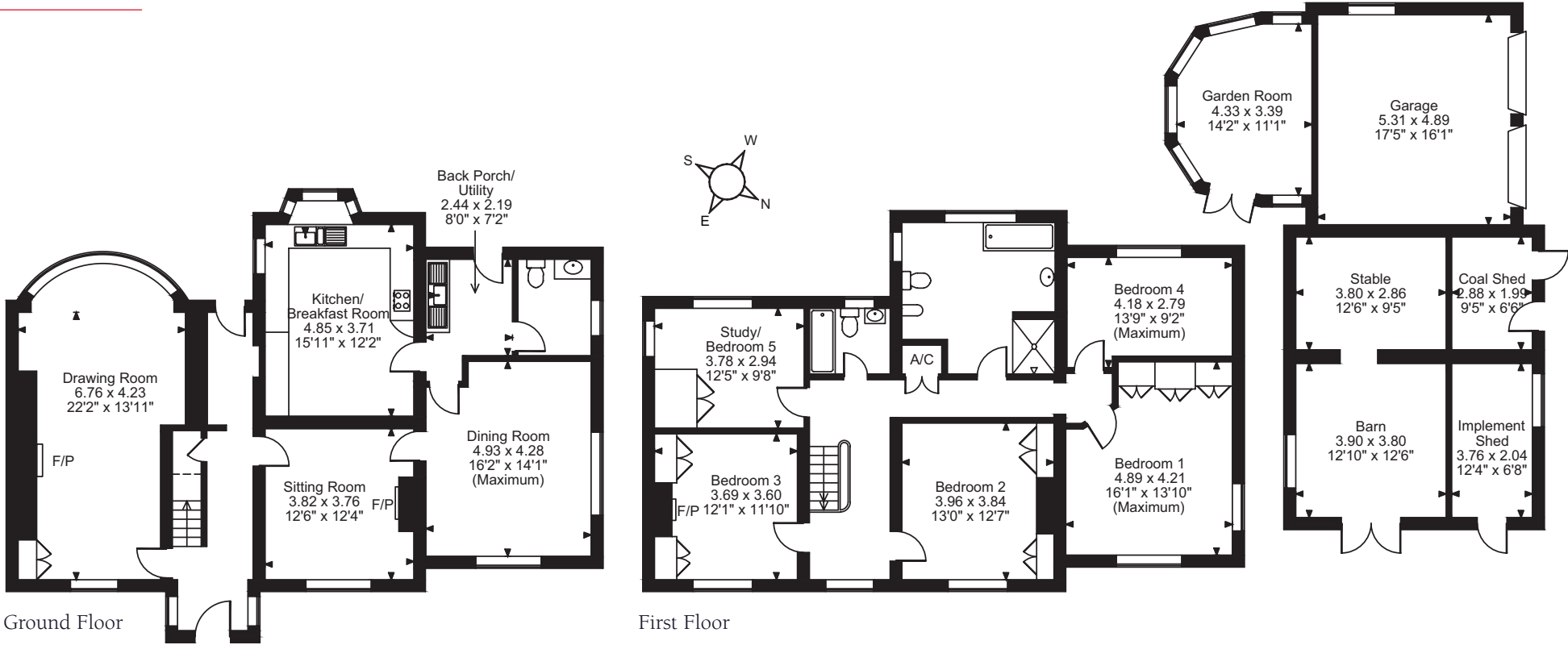




# COBBLERS CROSS HOUSE

APPROXIMATE GROSS INTERNAL AREA:  
MAIN HOUSE = 2415 SQ FT / 224 SQ M  
GARAGE = 279 SQ FT / 26 SQ M  
OUTBUILDINGS = 598 SQ FT / 56 SQ M  
TOTAL = 3292 SQ FT / 306 SQ M

Measured in accordance with RICS guidelines.  
Every attempt is made to ensure accuracy, however  
all measurements are approximate. This floor plan  
is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.





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