



Tilston, Nr Malpas

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# Craigland House

## Lowcross, Tilston, Nr. Malpas, SY14 7DW

Craigland House is a spacious detached 4/5 bedroom family home set in approximately 9.75 acres situated within walking distance of Tilston village.

- Reception Hall, Living Room, Sitting Room, Versatile Study, Kitchen Open Plan To Dining Area And Breakfast Room, Cloakroom, Rear Porch and Utility Room
- Master Bedroom with En-Suite Bathroom, 3 further Double Bedrooms, Family Bathroom, Large Inner Landing providing Open Plan Sitting/Study Area previously a fifth bedroom.
- Set in approximately 9.75 acres, gravelled forecourt providing ample parking, principally lawned gardens with stocked borders and sheltered sitting/entertaining area, large 15m x 7.2m outbuilding, three loose boxes, workshop, orchard and five paddocks.

### Location

The sought after village of Tilston is just 0.8 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 Bishops Heber High 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.

### Accommodation

A large covered **Storm Porch** is fitted with a solid oak front door opening to a spacious tiled **Reception Hall** with **Cloakroom Off** and staircase rising to first floor. The well proportioned **Living Room 8.3m x 4.7m** has a central fireplace with sandstone surround, glazed double doors opening onto the rear garden. There is a further everyday **Sitting Room 4.7m x 4.5m** and is finished with oak effect flooring and has an attractive exposed brick fireplace incorporating a log burning stove set upon a tiled hearth along with bespoke handmade cupboards and display shelving to either side of the chimney breast.

The **Study 4.4m x 3.0m** is a versatile room and could be utilised as a playroom or further sitting room if required this is fitted again with bespoke handmade cupboards and shelving and light oak effect flooring.





To the rear of the property is the hub of the house with a **Kitchen Open Plan to the Breakfast Room** which in turn leads to a **Dining Area** beyond 10.7m overall. The **Kitchen 4.1m x 4.5m** is particularly light and airy fitted with a 4.5m picture window overlooking the rear garden, the kitchen is fitted with painted wall and floor cupboards complimented by timber effect work surfaces incorporating sink unit, and extending into a breakfast bar. Appliances currently in the kitchen are a two oven Rangemaster cooker with five burner gas hob (LPG) and warming plate with extractor above. There is plumbing for a dishwasher and recess for a freestanding fridge freezer. A tiled floor continues seamlessly into the informal everyday breakfast/dining area which has a central fireplace and beamed ceiling along with fitted shelved crockery/storage cupboards. The **Garden Room is beyond 3.3m x 2.5m** this provides an attractive outlook to three elevations over the gardens and one of the paddocks via 1.5m deep picture windows. Off the kitchen there is a rear porch with door to a courtyard at the rear where there is a **Large Utility Room**.

To the first floor there are four double bedrooms, a sitting/study area and two bath/shower rooms. The principal **Landing** gives access to the **Master Bedroom Suite**, the **Inner Landing** has been reconfigured by the current vendors by removing the dividing wall for what was originally Bedroom Five, this has created a **Large Open Plan Sitting/Study Area 3.6m x 2.6m** fitted with a fitted book shelves. The **Inner Landing** gives access to three further double bedrooms and a bathroom.

The **Master Bedroom Suite 8.3m X 4.7m** provides a generous light and airy bedroom benefitting from windows to three elevations with a Large recently refitted **En-Suite Bathroom** providing large panelled bath with shower attachment, corner shower enclosure, pedestal wash hand basin, low level WC and large built in wardrobe (there is scope to extend the master bedroom suite above the Utility Room, note floor plan to create a dressing room if desired). **Guest Bedroom Two 3.6m X 3.6m** offers attractive views over a paddock to the side, with **Bedroom Three 4.5m x**







**3.0m and Bedroom Four 3.4m X 3.5m** situated to the front of the property. The **Family Bathroom** is to the rear this has a panelled bath with shower facility above, low level WC and pedestal wash hand basin.

#### Externally

A splayed entrance with cattle grid and five bar gate leads onto a gravelled forecourt providing ample parking and turning space. The gardens are principally laid to lawn incorporating mature well stocked borders with an orchard area beyond. There is a sheltered paved and gravelled sitting/entertaining area to the rear of the property and a large vegetable patch which has been created in one of the adjacent paddocks.







There is a large **Timber Framed Outbuilding 15.0m X 7.2m** overall 105 sq metres (1125 sq foot) with 2.5m eaves height. The building is divided into two sections and has the potential for a number of uses. The first section is utilised as a **Garden Implement/Tractor Store 7.2m X 6.0m** with the larger second section **7.2m x 9m** being utilised as a **Party Room/Gym**. There are also three **Timber Framed Loose Boxes and Workshop 4.7m X 2.9m** all of which benefit from power and light. Beyond the initial gardens and outbuildings (approx 3/4 acre), there are 5 paddocks in total situated to either side and the rear of the property which extend to approximately 9 acres.

#### Services

Mains water and electricity, private treatment plant compliant 2020 Regulations. Oil fired central heating. Solar panels with battery storage.

#### Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

#### Directions

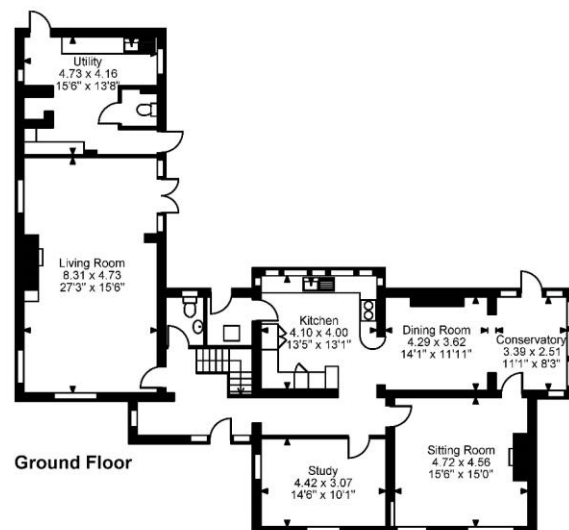
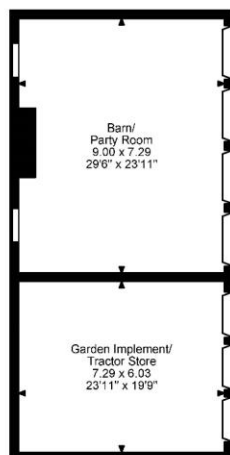
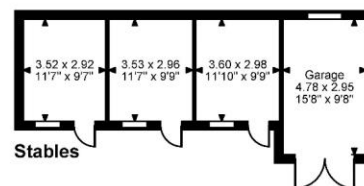
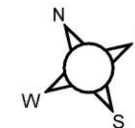
**What3words : absorb.qualified.regularly**

From the centre of Tilston village head towards Malpas for approx. 0.7 of a mile and at the top of the sandstone cutting Craigland house will be found on the left hand side.





Approximate Gross Internal Area  
 Main House = 2977 Sq Ft/277 Sq M  
 Garage = 152 Sq Ft/14 Sq M  
 Stables = 352 Sq Ft/33 Sq M  
 Outbuilding = 1203 Sq Ft/112 Sq M  
 Total = 4684 Sq Ft/435 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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.

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

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