



The Lodge
Wirswall | Whitchurch | Cheshire East | SY13 4LE

STEP INSIDE

The Lodge

A Beautifully Restored Arts & Crafts Gate Lodge at the Entrance to the Historic Wicksted Hall Estate.

Standing proudly beside the original entrance gates to Wicksted Hall, The Lodge is a charming and beautifully restored Arts & Crafts gate house dating from the early 20th century. Built between 1903 and 1906 of red brick beneath a slate roof, the property retains the distinctive architectural detailing of the period, including decorative brickwork, tall chimneys and elegant oak features. Today it has been thoughtfully renovated to create a refined and luxurious two-bedroom home set within private gardens of approximately one third of an acre.

The Lodge offers a rare combination of heritage charm and contemporary comfort. Original architectural features have been carefully restored, while elegant modern finishes bring the interiors beautifully up to date. Surrounded by mature hedgerows and enjoying views across neighbouring paddocks and open countryside, the property provides both privacy and character whilst remaining intrinsically linked to the historic Wicksted Hall estate beyond the gates.

- A fine Arts & Crafts former Gate Lodge to historic Wicksted Hall dating from the early 1900s
- Elegant two bedroom residence, stunning dual aspect formal sitting room with outstanding views extending to approximately 877 sq ft
- Rich in original brick detailing and elegant oak architectural features
- Restored wooden doors and staircase
- Underfloor heating with new wooden & stone flooring to the ground floor
- Bespoke handmade kitchen with Carrara marble worktops, elegant cabinetry, coffee station with integrated appliances & Italian Bertazzoni Master 60 Gas range cooker (by separate negotiation)
- Show-stopping Luxury Lusso Stone "Light" freestanding bath and suite with aged brasstriple thermostatic shower valve with drench shower, handmade tiles and feature window
- Walk-in pantry/laundry room with bespoke cabinetry
- Private established gardens and driveway of approximately 0.2 of an acre with views of the paddocks and Wicksted Hall
- Tenure: Freehold | EPC E | Council Tax C









The Lodge

The Lodge is a quintessential example of early 20th century Arts & Crafts architecture, originally constructed as the gate lodge house to Wicksted Hall, carefully positioned to welcome visitors arriving at the estate.

Built of warm red brick with attractive Arts & Crafts detailing, the property is characterised by elegant proportions, decorative brickwork and tall chimneys that create an instantly recognisable silhouette.

Inside, the house has undergone a comprehensive programme of renovation, thoughtfully preserving its historic charm while introducing contemporary luxury finishes and modern comfort. Original wooden flooring, internal doors and the staircase have been carefully stripped and restored, allowing the craftsmanship of the period to remain central to the home's character.

The interiors feel both refined and welcoming, with natural materials and soft tones enhancing the sense of calm and connection to the surrounding countryside.

Step Inside

The Lodge has been beautifully and lovingly renovated and is flooded with natural light to each room. The original wooden staircase, internal doors and flooring have been striped back and restored with new pine flooring to the hall and formal sitting room. Underfloor heating has been added to the ground floor and considered luxurious design features with brass Corston Architectural light toggle switches and plugs are found throughout this wonderful home.

Double doors open into the most elegant formal sitting room with a fine "antiqued" fire surround and mantel, aspect windows with wonderful views of the paddocks and hall beyond.



The kitchen has been re-imagined to its full extent opening up small corridors to a now stunning room filled with natural light and stunning bespoke cabinetry. Elegant Carrera marble worktops, feature wall shelving sets the scene for a cosy country cottage with an ingenious corner glass display cabinetry hiding the gas boiler beyond. The Belfast sink framed by the window with stunning views of the garden, integrated dishwasher and a coffee station, backlit and designed with intreated appliances adding tranquility to this beautiful kitchen. The star of the show most definately is the stainless steel Bertalozzi master 60 gas range (available by separate negotiation).

A charming breakfast nook overlooks the gardens through the fully glazed door, offering a peaceful setting for morning coffee while enjoying the serenity of the surrounding countryside and grounds.

Adjoining the kitchen is a walk-in pantry/laundry/mud room providing both practicality and elegance with panelled walls and bespoke cabinetry creating a wonderfully organised and visually appealing space.

The luxurious Lusso Stone "Light" freestanding bath with freestanding brass taps adds drama to the bathroom, framed by a full length window looking out to the gardens beyond. A walk-in drench shower with aged brass triple thermostatic shower valve, handmade tiles and Lusso Stone Aura wall hung stone sink with backlit bespoke shelving completes a considered and beautifully designed oasis.

The Lodge offers two beautifully proportioned double bedrooms situated on the first floor, each enjoying delightful views across the gardens, paddocks and Wicksted Hall. The result is a home where historic character and modern luxury are perfectly balanced in harmony.









Step Outside

Positioned next to the main entrance gates to historic Wicksted hall, The Lodge sits within approximately 0.2 of an acre. The established private lawned gardens are enclosed by mature hedgerows, trees, planting and driveway providing privacy and structure to the landscape.

The Lodge enjoys the unique privilege of being closely connected to the historic estate while retaining complete independence within its own private grounds perfectly capturing the charm of rural Cheshire, quiet country lanes, rolling farmland and paddocks.

Location

The Lodge at Wicksted Hall is situated within the historic hamlet of Wirswall, Cheshire, a location steeped in heritage and recorded as far back as the Domesday Book. The surrounding countryside offers breathtaking views across Cheshire and Shropshire, renowned for its spectacular sunsets and wonderfully dark night skies.

The village of Marbury is moments from Wirswall with St.Michael's Church, the highly regarded Swan pub and the meres of Marbury with stunning walks, wonderful community spirit where the villages organise Marbury Merry Days a wonderful weekend where spit fires fly overhead, the children dance around the Maypole and a plethora of vintage cars and tractors proudly make their way around the ring.

Well connected, the nearby market town of Whitchurch provides a wide range of everyday amenities including independent shops, cafés, restaurants, doctors surgeries and supermarkets. Excellent schooling options are available in the region including Ellesmere College, Shrewsbury School, Bishop Heber and a number of highly regarded local primary schools.

For commuters, the location offers convenient access to Chester, Crewe and Shrewsbury, while Whitchurch railway station provides connections to Crewe and onward direct services to London, Manchester, Birmingham and Liverpool.





Property Information

Mains Water

Mains Electricity

Liquefied Petroleum Gas (LPG)

Private Drainage via Clearwater Effluent System

Broadband Availability - FTTC Ultrafast Full Fibre Broadband is available in the area. We advise you to check with your current provider.

Mobile Phone Coverage - 4G and 5G mobile phone signal is available in the area. We advise you to check with your current provider.

Local Authority - Cheshire East

Construction Type - Standard

Tenure - Freehold

EPC Rating - E

Council Tax Band - D

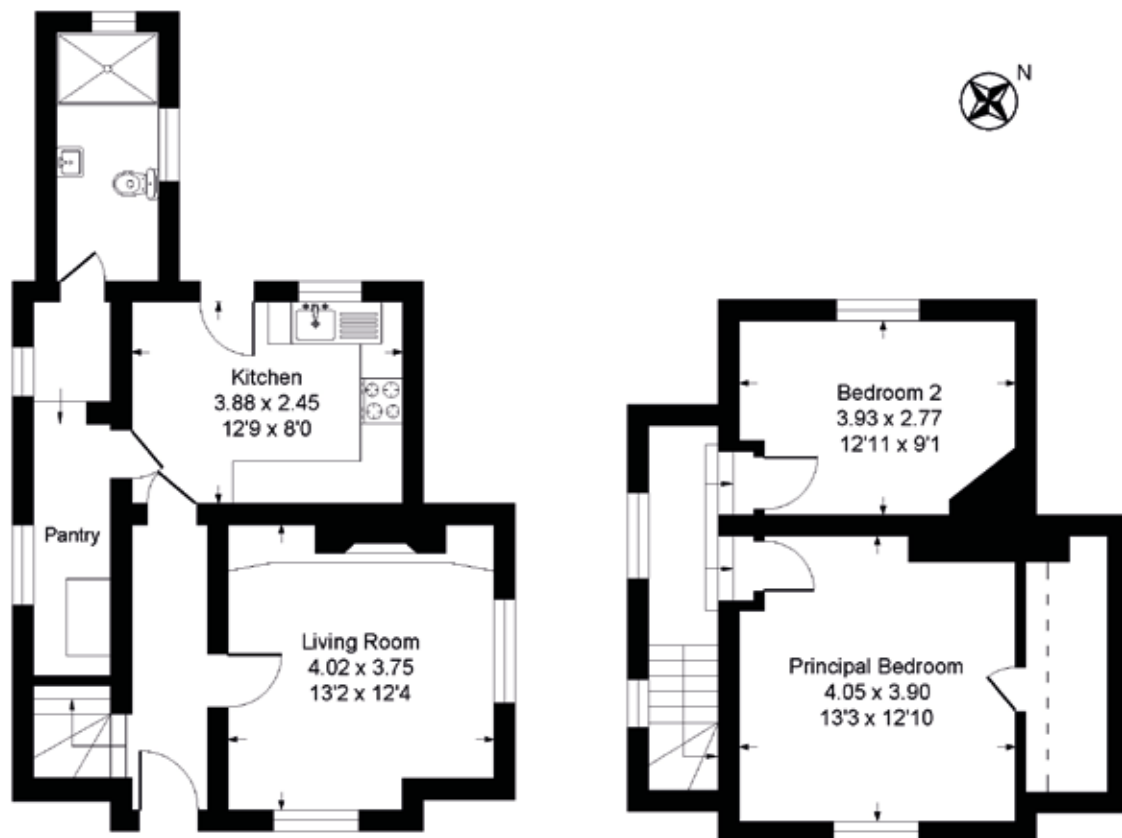
Special Note

The property is in a Conversation Area. The property is subject to two Freehold Land Registry titles. Shared Maintenance Cost for Drainage Services.

The property is currently subject to an existing tenancy. Further details available on request.

The Lodge

Approximate Gross Internal Floor Area = 82.0 sq m / 877 sq ft



Ground Floor(The Lodge)

First Floor(The Lodge)

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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