



THE LAURELS

CHESTER ROAD | TUSHINGHAM | SY13 4QL





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Whitchurch 3 miles | Nantwich 15 miles | Chester 20 miles | Shrewsbury 20 miles
(all mileages are approximate)

A SPACIOUS DETACHED FAMILY HOME WITH VERSATILE
ACCOMMODATION TO JUST UNDER 8 ACRES INCLUDING A RANGE OF
OUTBUILDINGS AND TWO CABINS.

Large, Spacious Detached Family Home
Land and Gardens to Approximately 8 Acres
Versatile Accommodation
Separate Annexe Accommodation
A Range of Outbuildings and Cabins



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Laurels is located on the Northwest of Whitchurch on Chester Road, the A41 and therefore offers excellent road access to Whitchurch, Malpas and Chester.

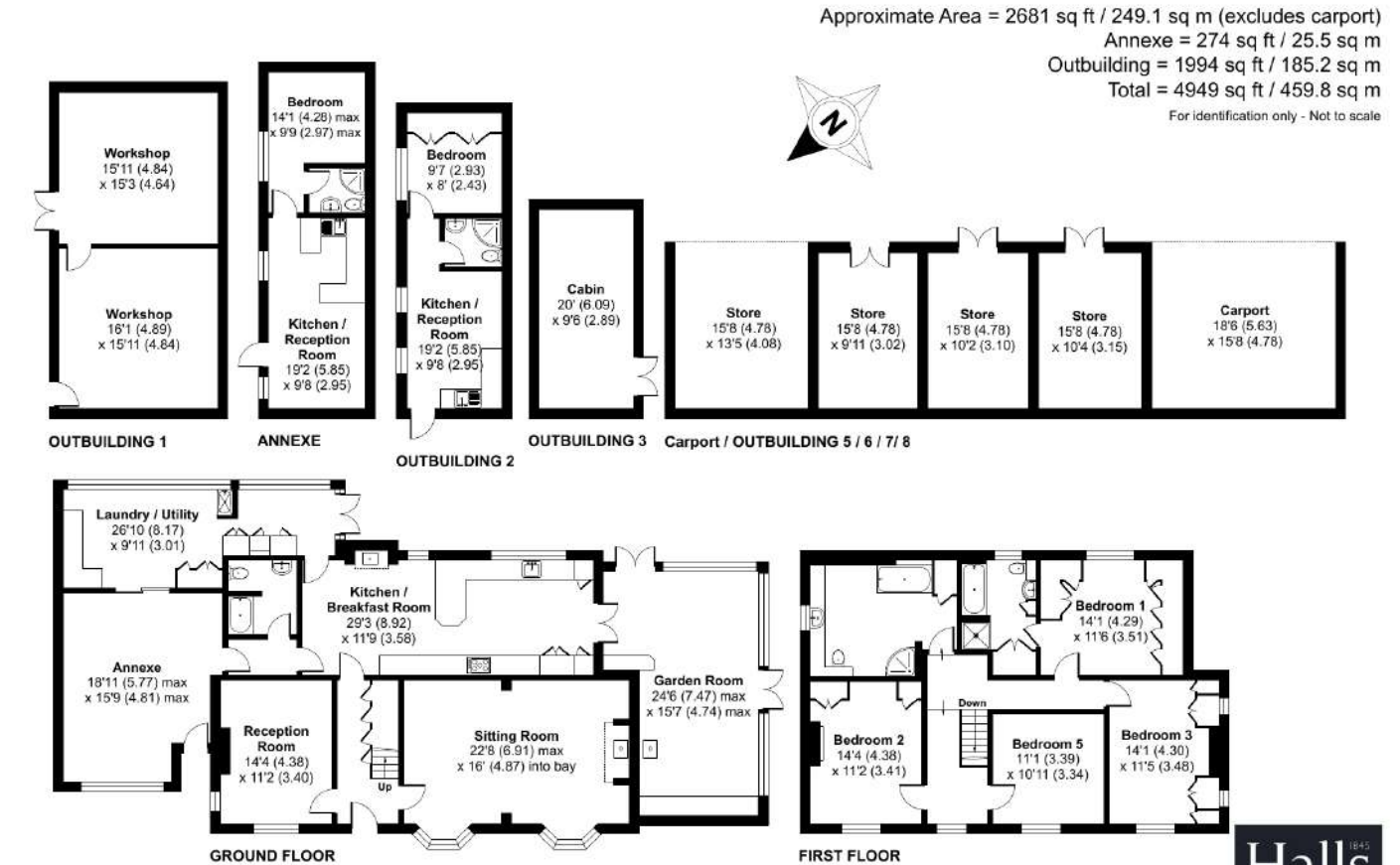
This wonderful, spacious, detached family home dates back centuries and the first record can be found in the 1820's. It is being sold for the first time in over 30 years. The property is presented to a great standard and has five reception rooms, large breakfast kitchen with sitting area, second kitchen, two utilities, seven bedrooms and five bathrooms. There are large, landscaped gardens, range of outbuildings, two cabins and land to just under 8 acres.

SITUATION

Situated in Tushingham, just two miles from Whitchurch, this property enjoys a superb position close to Shropshire's historic market town, with excellent links to Cheshire and Wales. Whitchurch offers a wonderful blend of countryside charm and everyday convenience, with independent shops, eateries, supermarkets, healthcare services, and a traditional weekly market. Tushingham benefits from a junior school on the doorstep, while highly regarded secondary schooling is available nearby in Malpas. Local sports clubs, including cricket, rugby, and hockey, are all within easy reach. The recently opened leisure centre with swimming pool adds further appeal, while the ever-popular Alderford Lake is less than a mile away, offering fantastic outdoor recreation close to home.

THE PROPERTY

The property has a canopied front entrance porch with stained glass door that opens into the entrance hall which features wooden wall panelling, tiled floor, staircase and under stairs storage space. There is a large living room with feature fireplace with log burner, oak flooring and windows to the front.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1449165



Also to the front is a family room with windows to the front and a brick fireplace. Off the hall is a door that opens into a large kitchen with a feature fireplace with log burner. The kitchen has windows with views over the gardens and land. There are also double doors into the garden/dining room as well as a door to the inner hall with door to the ground floor shower room. Off the inner hall is a large home office / gym / therapy room with windows and door to the front and access into the large utility & laundry room.

The stairs ascend from the entrance hall to the first-floor landing. The master bedroom suite has fitted wardrobes and windows overlooking the gardens and land. Off the bedroom is a large en-suite which has a window with view over the gardens and land. There are three further large double bedrooms to this floor and a large luxury family bathroom. The bathroom has a spa bath, separate shower, W.C and wash hand basin. There is a port hole style window and window to the side.



THE BARN

Attached to the main part of the house is additional accommodation which could be accessed from the main house should the new owners wish to install a connecting door. There is a patio garden to the rear, and the property has oil fired heating and double-glazed windows.

OUTBUILDINGS

There are a range of outbuildings that include car ports, workshop and storeroom. There are also two self-contained cabins ideal for visitors or family members.

OUTSIDE AND GARDENS

The property is accessed from Chester Road through an electric gate to a tree lined drive leading to the parking area and carports. There are landscaped gardens to the front, side and rear of the property and also include a children's play area, decked areas with views over the land towards the pool.

LAND

The property has a number of paddocks ideal for grazing animals and perfect for those with horses.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Whitchurch College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep., Packwood Haugh, Tushingam Primary, Adcote School for Girls, and The Heber School.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We believe that mains water, gas, and electricity are available to the property. The heating is via a gas fired boiler to radiators and drainage is to a private septic tank. The adjacent barn is heated by an oil fired boiler.

LOCAL AUTHORITY

Cheshire West Council Register.

COUNCIL TAX

Council Tax Band – E

DIRECTIONS

What3Words ///protrude.field.scare

From the centre of Whitchurch drive out on Chester Road until you get to the roundabout. Take the 2nd exit A41 to Chester. Follow the road for about 1 mile and the property is located on the left hand side.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



The Laurels, Tushingham
Plan for Identification Purposes

