



THE

Sycamores

WINNINGTON



Homes that honour their heritage while embracing the comfort and convenience of modern life with the potential to accommodate multigenerational living are increasingly hard to find. The Sycamores, in the Cheshire village of Winnington, fast becoming one of Northwich's most desirable residential enclaves, achieves both with effortless ease.

Its popularity having grown steadily in recent years, Winnington continues to evolve into a well-connected residential setting, with a balance of everyday amenities close at hand, including the nearby retail park and local businesses just down the road, alongside pure, leafy surrounds. The Sycamores, set back off the road, looks out over open playing fields, formerly Winnington Rec, now home to a mixture of football and cricket matches, alongside three bowling greens.

“Outdoor bowls takes place year-round, and in summer we often sit in the garden, watching and cheering on the cricket.”

Opening up from Park Road, wrought iron gates create a formal feel upon arrival at The Sycamores, which rises imposingly above. Parking is abundant, with ample space for five or so cars at family parties (or even a caravan or two), with a second driveway from Hemming Street also providing space for three cars and a camper van.



A brief history

Dating back to 1890 and originally built as the home of a manager from ICI amalgamating the neighbouring property, The Sycamores remains a substantial home in its own right, offering six bedrooms and multiple, versatile reception rooms. Purchased five years ago with multigenerational living in mind, The Sycamores' spacious design lends itself naturally to larger families with the potential to accommodate family life both together and apart. With two reception rooms, three storeys and multiple bedrooms, the layout allows for independence - including private sitting rooms - while still bringing everyone together at mealtimes and in the spacious drawing room.



Welcome home

From the upper parking area, make your way indoors, with a quarry-tiled porch offering a practical arrival point. Light and bright, the spacious porch leads on into the entrance hall, where a soft interplay of muted grey, lifted by crisp white detailing draws the eye upward to the cornicing, creating a calm, welcoming tone.

Original tiling underfoot has been exposed by the current owners, who have worked hard to carefully refresh the interiors, introducing new bathrooms and sympathetic radiators, while retaining the many original fireplaces, cornicing, dado and picture rails, celebrating the home's heritage in the décor, both muted and in tune with the period. Victorian-vibe monochrome flooring sets off the WC to the right, where white metro tiles meet with soft grey to the walls. Windows draw in plenty of light, with vanity unit storage beneath the wash basin.





Character and warmth

Relax and unwind in the drawing room, whose spaciousness captures the elegance and poise of period living. Wooden flooring and an open fire, nestled within a handsome surround, infuse warmth, while the broad bay window draws in light and captures views out over the garden and cricket green.

"This home is so lovely, especially when it's full with people."





Follow the easy flow through bifolding double doors, which open to seamlessly connect with the dining room, the entertaining heart of the home. Here, colour and character come into play, with deep blue carpet underfoot set against vibrant orange walls, creating a bold yet considered contrast. Above, the ornate ceiling has been thoughtfully lightened to white, with grey, allowing its detail to be appreciated and adding period prestige. Breathe in the elevated garden views, beautifully framed by the large bay, and beyond, the surrounding countryside. Set at an angle, the cast iron open fire sits within a handsome hearth, whose classic jade green glazed tiles encapsulate the era of the home.

Reconnecting with the entrance hall, to the right step into the sun-soaked sitting room, where refreshing shades of pale aqua to the walls meet with white above the picture rail. With rooms to come together as a family, and separate for a moment's quiet calm, The Sycamores has a space to cover every base.





Cook up a feast

Quarry tiled underfoot, the kitchen embodies classic farmhouse comfort, with its enormous wooden inglenook – currently housing a Range-style cooker – and cherry red metro tiles infusing heritage warmth. Cook up a feast for the family, in this light bright kitchen, with ample storage to be found in the crisp white Shaker-style cabinetry which includes three large wall cupboards and tea and coffee station prep zone. With space for freestanding appliances, a deep Belfast sink and the potential for the introduction of an island, the utility room opening up off the kitchen adds extra capacity, with further storage alongside space for a dishwasher, washing machine and tumble dryer.



Below stairs

From the kitchen, steps lead down to the enormous cellar, running beneath the entirety of the home. Brimming with potential - characterful touches include original fireplaces and large windows - the space is divided into rooms, and currently utilised as workshop space, storage, and with one room used as a hobby room.





Bedroom bliss

Reconnect with the entrance hall before taking the stairs up to the first-floor landing, where refreshment entreats in the main bathroom on the left. Modern, minimal and warmed by underfloor heating, the bathroom is a spacious retreat, featuring wet room walk-in shower, wall-mounted vanity unit wash basin, WC and matte-finish heated ladder towel radiator.

Next door on the left, shades of sage green evoke a soothing ambience in a characterful double bedroom looking out towards Hemming Street, where morning sunlight spills in before slipping over to the other side of the home as the day progresses. An ornate cast iron fireplace, no longer in use, adds ornamental focus.

To the left, grey-green shades create an intimate ambience in the neighbouring bedroom, a spacious double, again hosting a feature fireplace and with plenty of space for wardrobes in the deep alcoves. With views out over the Park Road side, enjoy vistas over the countryside in winter when the leaves have dropped.

Continuing along the landing, drenched in light and also basking in glorious views, the third of the double bedrooms is the only bedroom currently without a fireplace on display (boarded over and with a dressing table situated there – which could easily move into the broad bay window overlooking the green).





Brimming with built-in storage, and featuring an impressive, cushioned window seat beneath, the main bedroom is a true haven. Wake up to ever changing, endlessly impressive views out over the garden, green and – on a clear summer’s day – out to Helsby Hill. Next to the handsome fireplace, a door leads through into the en suite, warmed by underfloor heating and served by a bath and separate shower with drench head. A separate shower room, again warmed by underfloor heating, off the landing ensures refreshment for all.

“In the height of summer, with the trees in leaf, there’s a lot of green out there.”



Another level

A flexible home, with versatility at its core, a second floor provides the potential to create an ideal retreat for a teenager, with three large bedrooms perfect for apartment style living. Equally suited to creating a master suite, with dressing room and nursery, this top floor even has its own private shower room en suite.





Summer in the garden

Outside, the garden steps up from Park Road in three distinct levels, each leading naturally into the next. The driveway rises gently, bordered to one side by a large expanse of verdant lawn, enclosed by railings and framed by established hedging above.

As the ground begins to climb, the garden wraps around, with stone steps leading upward, offering access to an elevated terrace, perfectly positioned with easy access from the dining room – ideal for al fresco dining in the summer months. From here, the potential for further enhancement presents itself, with scope to introduce decking that would extend the living space even more seamlessly outdoors, before stepping down into the garden beyond.



Out and about

Everyday essentials are close at hand, with a Co-op in Winnington village just a short five-to-ten-minute walk away, alongside a café and bar. A further convenience store sits near the BP garage on the main road, while Northwich town centre offers a wider choice of supermarkets, including Waitrose, along with a growing mix of coffee spots and independent bars such as The Bullring, known for its craft drinks and relaxed atmosphere, while for the green-fingered, a garden centre just across the road adds further appeal.

Balanced between countryside and city living, there are abundant walks close by with routes leading out towards Anderton, where the historic Boat Lift connects to canal-side paths stretching on to Marbury Country Park and the Flashes, offering miles of varied landscape teeming with nature to explore. Delamere Forest is also within easy reach by car, while a walk into Northwich itself is entirely manageable for those happy to take on the hill.

For families, schooling is another strength of the area, with local primary options including Winnington Park Primary School and Barnton Community Primary School. There is also a strong selection of secondary schools nearby including County High School Leftwich and Weaverham High School, alongside a

healthy array of primary and secondary schools in Hartford, as well as independent provision at The Grange. Sixth form options are equally accessible, with regular bus routes passing close by.

Commuting is convenient too, with straightforward connections by road and rail. Easy access to the M56 places Manchester, the Trafford Centre and Liverpool within comfortable reach, while rail services from nearby Hartford provide direct links to Liverpool Lime Street. Warrington and Cheshire Oaks are also within easy driving distance, ideal for shopping trips.

With its heritage intact and its layout already adapted to serve modern family needs, The Sycamores still offers the opportunity for further personalisation, from cooking up the dream kitchen and utility to redesignating the upper floor to best mirror your family flow. Spacious in both scale and scope, filled with light and layered with character, The Sycamores is a solid home that lends itself naturally to modern family life, including multigenerational living, all within easy reach of South Manchester, Cheshire, Liverpool and beyond.

Ask the owners

Where do you go when you need...



Groceries?

For everyday essentials, there are convenient options close by in Winnington, including the Co-op Food and a handy convenience store by the BP Garage. For a wider range of supermarkets and retail options, Northwich town centre is just a short drive away.



A walk?

There are some lovely walking spots nearby, including the scenic waterways at Anderton Boat Lift and along the River Weaver. Marbury Country Park is also close by and perfect for family walks, while Delamere Forest offers miles of woodland trails for walking and cycling.



A bite to eat?

Locally, Eleven is a popular spot for relaxed dining. Northwich and Hartford also offer a great selection of cafés, coffee shops and restaurants, giving plenty of choice for eating out.



Your local pub?

Nearby pubs include The Lodge and The Roman, both offering welcoming atmospheres locally. Hartford also offers a great selection of pubs, including Whillows - a dog-friendly local bar and distillery - along with traditional pubs such as The Coachman and The Hart of Hartford.



A day out with the family?

There are plenty of great days out nearby, including Marbury Country Park and Anderton Boat Lift, both ideal for family outings. The city of Chester is also within easy reach, along with Cheshire Oaks Designer Outlet for shopping and entertainment.

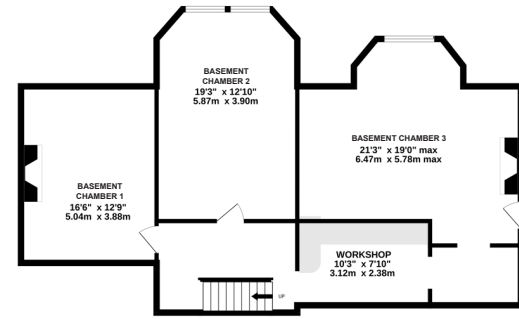


Schools?

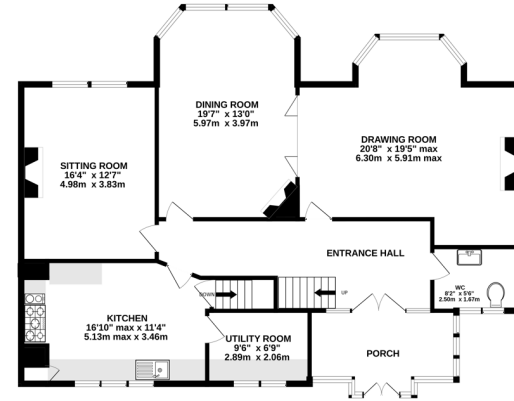
The local primary school is Winnington Park Primary School, which is close by and popular with families. For secondary education, nearby options include Hartford High School and St Nicholas Catholic High School, both well regarded locally.

Floorplan

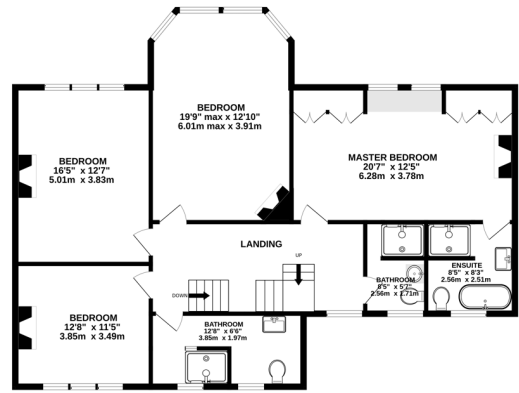
BASEMENT
1004 sq.ft. (93 sq.m.) approx.



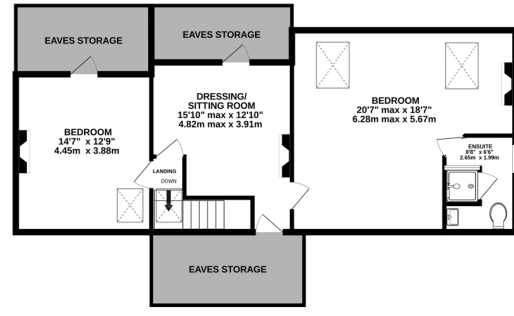
GROUND FLOOR
1337 sq.ft. (124 sq.m.) approx.



FIRST FLOOR
1206 sq.ft. (112 sq.m.) approx.



SECOND FLOOR
761 sq.ft. (71 sq.m.) approx.



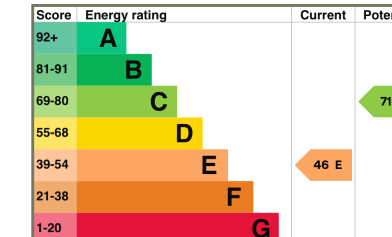
TOTAL FLOOR AREA: 4308 sq.ft. (400 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Impressive period home dating back to 1890, rich in original character features
- Set within the sought-after village of Winnington, overlooking open playing fields with views towards cricket and bowling greens
- Gated frontage with substantial driveway parking for multiple vehicles, complemented by a secondary driveway with additional parking
- Generous and versatile layout arranged over three floors, ideal for multigenerational living with scope for independent living zones
- Three reception rooms including a grand drawing room, formal dining room with bay window and a separate sitting room
- Characterful farmhouse-style kitchen with inglenook fireplace, Range-style cooker, Belfast sink and adjoining utility room
- Large lower ground cellar spanning the footprint of the home, currently used as workshop, hobby and storage space with significant potential
- Spacious bedrooms throughout, including a master bedroom with en suite and window seat overlooking the garden and surrounding green space
- Second floor offering further flexibility with additional bedrooms and a shower room, ideal as a private suite or teenage/guest accommodation
- Well-connected location within walking distance of local amenities, with Northwich town centre, transport links, schools and countryside walks all easily accessible

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