



1
THE
HAWTHORNS

LABOUR OF LOVE

With its clean, airy, Mediterranean-inspired interiors, spacious corner plot, glorious wraparound garden with country views, and flexible living spaces, No. 1, The Hawthorns is a home reborn for modern living. Nestled on the fringes of Tarporley, No. 1 The Hawthorns blends the best of village life with the peaceful perks of country living, with horses opposite and country walks moments from the door balanced by the convenience of shops, cafés, pubs and schools within an easy stroll.

Reassuringly residential, for those who value the community feel of neighbourhood living, yet capturing the leafy green of its countryside setting, the home itself sits privately back behind mature silver birch trees, evergreens and floral borders, at the mouth of the quiet cul-de-sac. Set on a southwest-facing corner plot with gardens wrapping around three sides, arrival at No. 1, The Hawthorns is pleasingly practical along the two separate block-paved driveways, one gated, providing off-road parking for up to four vehicles alongside EV charging and access to a substantial detached brick-built garage with space for both a car and workshop space.



Extensively reimagined over three and a half years, No. 1, The Hawthorns has evolved from a dated 1970s house into a bright, modern family home. Intelligently extended to the side to improve flow, rather than encroaching into the garden, the outdoor space which cocoons the home in greenery has been preserved. The original integral garage, now amalgamated into the home, has been replaced by the addition of the substantial detached garage and workshop, while inside, the original 1970s layout has been opened up to create a connected series of bright, sociable living spaces, with major upgrades including a full reroof in 2023.

A WARM WELCOME

Stepping inside, the sense of light and openness make a resounding first impression, inspired by clean-lined Mediterranean interiors, designed for bright, calm and effortlessly easy living, with long sightlines, pale tiled floors and three full-height cupboards for coats and shoes creating an organised, airy and practical arrival in the entrance hall, while insulated flooring, installed in 2021, helps maintain a comforting, warm ambience.

Set apart from the main flow of the house, work from home in the peaceful retreat of the study, professionally fitted with two workstations and plenty of storage, where the sight of horses circling the arena in the manège opposite provides a calming pause in between calls and appointments. Positioned alongside a downstairs shower room with large walk-in shower, wash basin and WC, this quieter corner of the home also offers potential for accessible ground-floor living for a dependent relative, should the need ever arise.



FEAST YOUR EYES



Ahead, at the end of the entrance hall, the kitchen opens up: a bright, uplifting space where Mediterranean influences continue in the clean lines, fresh white cabinetry and large format ceramic tiles underfoot. Designed to capture the garden at almost every turn, the views are a captivating factor; from the Villeroy & Boch Belfast sink, the handsome olive tree outside catches the eye, while long sightlines run right through the adjoining living spaces to the garden beyond, framed by greenery and trailing wisteria.

“The children were still in infancy when we began the renovations, so it was vital to create a practical home with large open spaces that are easy to navigate.”



Dine sociably at the central breakfast bar, a natural gathering point, poised to make the most of the garden vistas, with aluminium-framed sliding doors, fitted with thickened laminated glass and solar-reflective coating, inviting a welcome breeze on summer days, tempting for impromptu Friday evening barbecues on the terrace. Extensive cabinetry offers ample storage, with plenty of preparation space on the granite worktops, alongside a full suite of Bosch and Neff appliances, Quooker tap, integrated dishwasher, drinks fridge and American-style fridge freezer. The bespoke chalk board wall can evolve from childhood pictures to shopping lists; a whimsical memo pad for all.

Flowing off from the kitchen, the dining area takes full advantage of what was once the original lounge, now transformed into a bright and cheerful, yet cosy space with views toward open fields in one direction. Another substantial rear window overlooking the garden enhances the connection to the outdoors, creating that uplifting sense of light and openness that defines the home. Infusing warmth and welcome, the double-sided wood-burning stove lends a sociable feel to both the dining room and adjacent lounge, perfect for after dinner drinks, with light and garden views framed by windows to three sides.

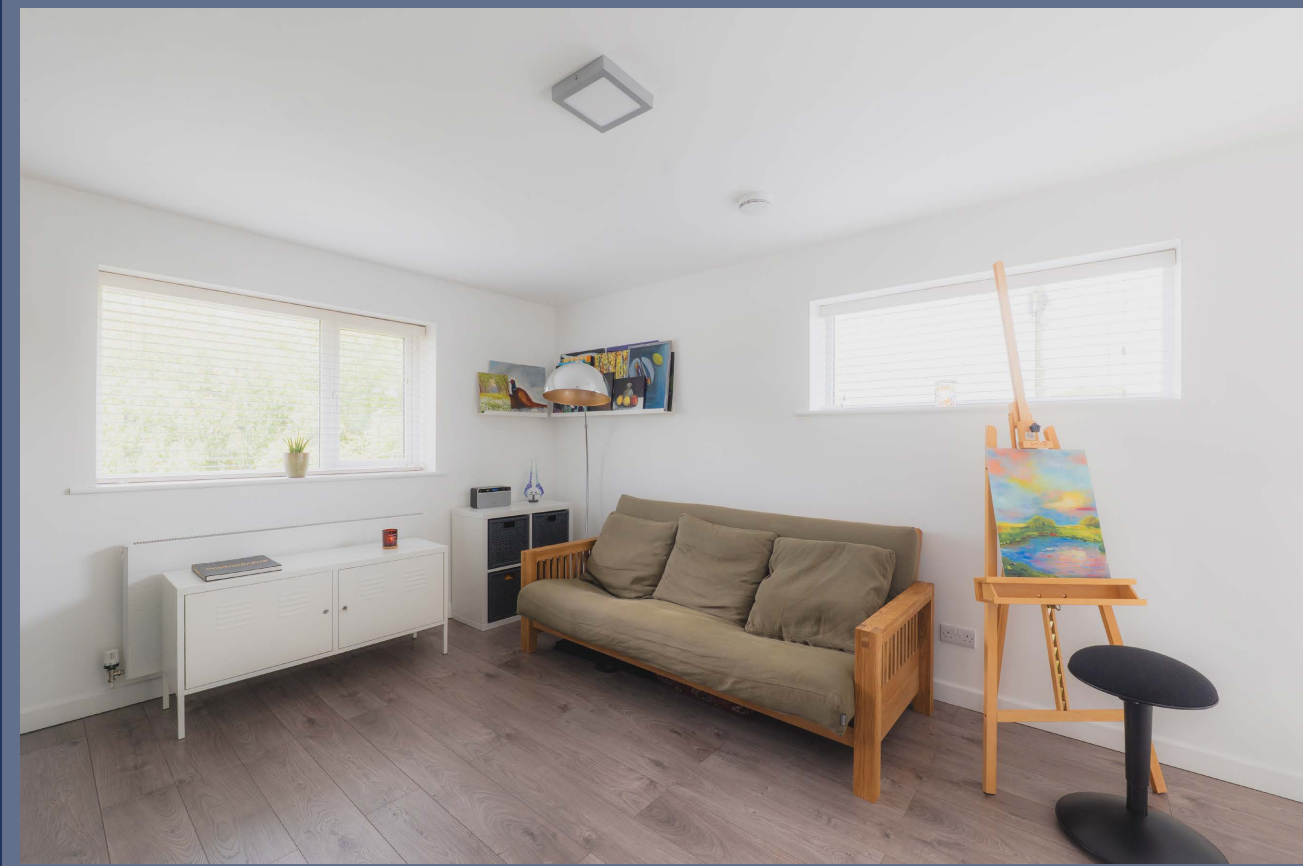


“We wanted a lounge that really feels welcoming – it’s our nest! In winter with the fire on looking out at the garden and horses, it’s so beautiful.”



1 THE HAWTHORNS

FLEXIBLE SPACES



From the light-filled lounge, a spiral staircase ascends to a highly versatile mezzanine level, creating an entirely separate layer to the home. Evolving from a homework zone to a relaxed hangout space to a tranquil art studio, this 4m x 4m room, complete with en suite shower room, could equally serve as guest accommodation or a fifth bedroom, with elevated views across to open countryside and the horse manège.

“It’s a home that opens your heart and mind every time you step through the front door.”

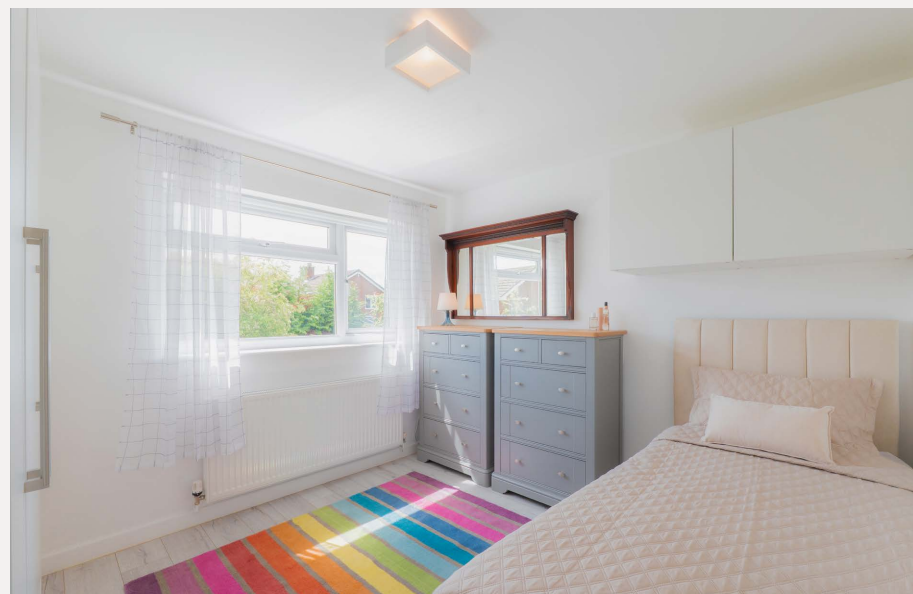
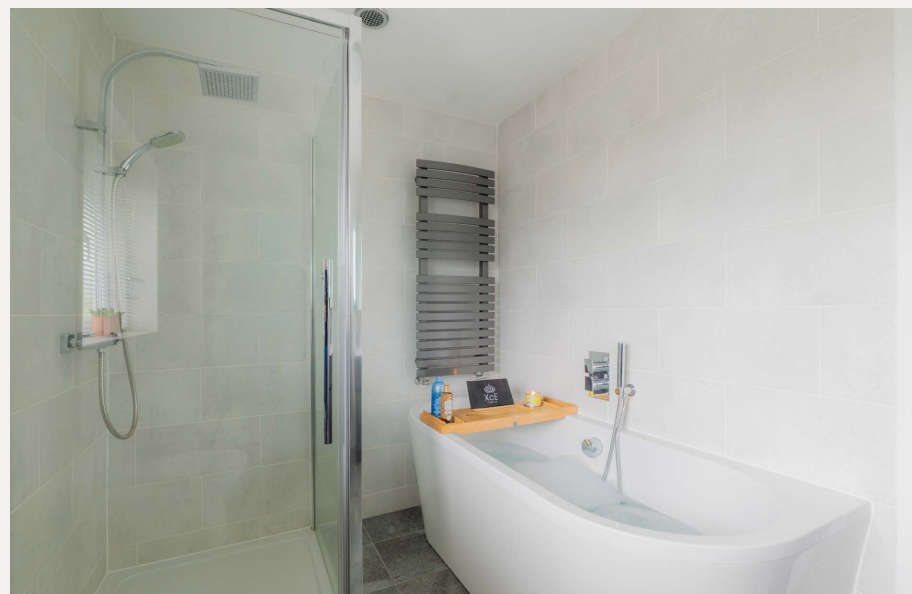
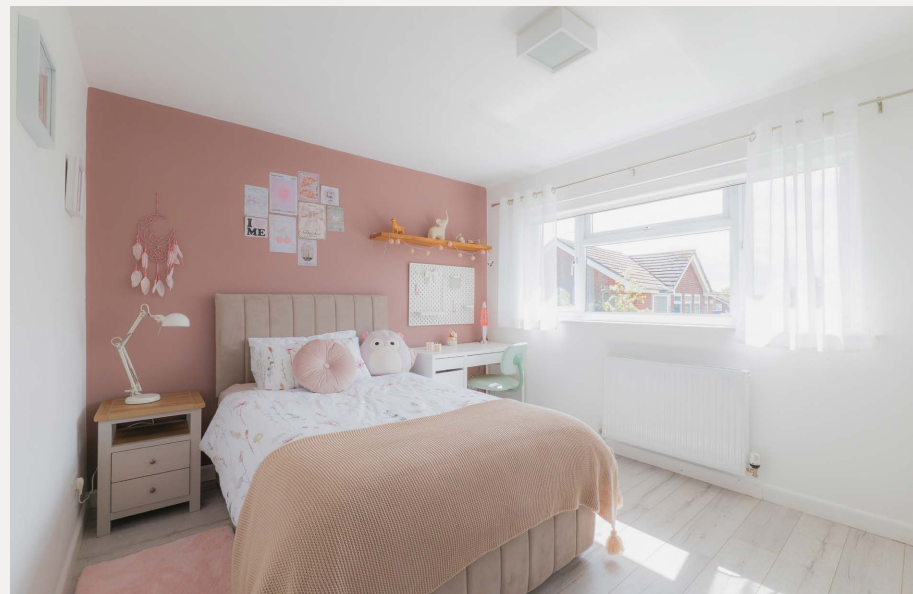


Remarkably efficient for its 1970s heritage, No. 1, The Hawthorns achieves an impressive EPC B rating, with traces of its updates found in the utility room to the opposite side of the kitchen. With plumbing for two washing machines and a dryer, the utility room also houses a Worcester Bosch 8000 series boiler, installed in 2024, controllable remotely via app. Solar panels with 9.5kW battery storage, added in 2023, also help keep running costs reassuringly in check.

BEDTIME BECKONS

Returning to the main hallway, carpeted stairs rise to the first-floor landing, also carpeted in natural oatmeal tones. Comfortably accommodating its super king size bed, the master bedroom is a peaceful haven, providing plenty of space to move, relax and unwind. Farrow & Ball Calamine pink tones and crisp-lined furnishings lend a subtle Art Deco influence, while views across towards the neighbouring horse manège are everchanging with the seasons beyond the trees. Freshen up in the shower room en suite, enhanced by a bespoke made-to-measure mirror beneath the eaves that maximises and amplifies the sense of spaciousness.





Carrying through the home's light-filled motif, the first of the three remaining double bedrooms lies to the top of the stairs, a calm and spacious retreat, with views across the trees to the horse manège beyond. Painted in Farrow & Ball's Lulworth Blue, a fresh, refined shade inspired by the waters of the Dorset coast, the room embodies a relaxed seaside ambience, while fitted wardrobes offer ample storage. Next door, muted rose tones of Farrow & Ball's Sulking Room Pink bring an inviting feel to the second double bedroom, where the large rear window invites the garden views in, offering glimpses of Beeston Castle in the distance to the rear. Professionally fitted wardrobes again offer plenty of space for all seasons' attire.

Refresh and relax in the main family bathroom, furnished with double ended bath, separate corner shower, bidet, WC, wash basin with LED mirrors and heated towel radiator. Bedroom four lies at the end of the landing, another great sized bedroom offering leafy views, with the master bedroom tucked away to the side.

SUNSHINE, SHELTER & SHADE

Step outside and into the relaxing refuge of the landscaped garden, extending to around 0.15 acres and embracing the home on three sides. Basking in sunlight throughout the day, the garden retains the original hawthorn hedge planted in the early days of the cul-de-sac and laced with wild honeysuckle, now a richly established wildlife haven and home for nesting birds in the springtime. Generous open space within the large corner plot enables relaxation and exploration at different times of the day, while planting is varied, offering interest throughout the seasons, including a rambling wisteria blossoming in a haze of purple fragrance in May.

Seek shelter from the midday sun beneath the recently-installed aluminium pergola, complete with an outdoor power point, or beneath the boughs of the many trees, including an olive that shines silver in the sunshine, against the warmth of the brickwork which provides its own microclimate in which to thrive. Admire the variety of maturing trees including native oak and birch, cedar, Flagpole Cherry, Okame Cherry, plum, Conference pear, Braeburn apple, Scots pine and even a separate azalea garden.



This mature garden, easy to maintain, comes to life as much by dusk as it does by daylight. In summer, watch for bats flitting between the protected large oak tree in a neighbour's garden, which is a great backdrop to the house, and the open countryside across from Walkers Lane, and witness the silent flight of the occasional barn owl. A sensory delight, alongside blossom and scent, listen out for the restorative sounds of rural life; the distant whinny of horses across the road, the contented hum of bees visiting the hedgerows, the rhythmic clip-clop of passing riders, and the gentle bleating of newborn lambs in spring.



“Every Autumn large flocks of migrating Canada geese fly over the house. Many of them roost in The Mere off Bowmere Road, just a few hundred metres away.”

OUT & ABOUT

Offering the tranquillity of a countryside-edge setting while retaining the ease of village life, the balance of calm and connection is a highlight at No. 1, The Hawthorns. With open countryside less than 50 metres from the front door, enjoy rambles along the quiet lanes and fields or take a ten-minute stroll into Tarporley to discover all that this thriving village has to offer. Here, discover the high street with its range of independent shops and tempting cafes, with coffee and cake at Ginger & Pickles a must. Pop into The Hollies for supplies or abandon cooking for the night and head out for a relaxed evening at the Swan, or Italian at Social Cucina in the former fire station.

Beyond its cafés and pubs, Tarporley offers a genuinely active village lifestyle, with yoga classes, dance sessions and film nights centred around the community hub, creating opportunities to connect, unwind and get involved. What gives Tarporley its real appeal, however, is its enduring sense of community, with the January beer festival a firm favourite in the local calendar, followed later in the year by the summer carnival, while Christmas sees villagers gathering for carol singing around the nativity beside the old chestnut tree.

Families are well served, with the local primary school around a 10 minute walk away, while Tarporley High School (also a Sixth Form College) is an even shorter stroll away. For commuters, Chester is around 20 minutes away, while Cheshire Oaks, motorway links and wider regional connections are all easily accessible.

From the ease of school runs and afternoons at the playground to peaceful evenings in sunlit rooms overlooking the garden, No. 1, The Hawthorns is a reimagined home with a light-filled soul. Both practical and efficient, yet overflowing with warmth and flexibility, it embraces both open flow and the opportunity for evolution in its multifunctional rooms and spaces, offering equal appeal for growing families and those looking to enjoy all the perks of village life with country walks on the doorstep.

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

For everyday essentials, 1 The Hawthorns is well placed for the excellent amenities of Tarporley, which offers a strong selection of independent shops, a farm shop, bakeries and a Co-op for day-to-day needs. For a wider range of supermarkets, nearby Nantwich and Chester are both within easy reach.



A WALK?

You are surrounded by beautiful Cheshire countryside, with numerous footpaths and quiet lanes directly accessible from the doorstep. Nearby highlights include walks along the Sandstone Trail, as well as scenic routes towards Beeston Castle and through the surrounding rolling countryside, all offering excellent walking and far-reaching views.



A BITE TO EAT?

Tarporley offers a wide choice of cafés, wine bars and restaurants. Local favourites include The Coast on the High Street, The Dysart Arms in Bunbury, and The Fox & Barrel in Cotebrook.



YOUR LOCAL PUB?

Tarporley and the surrounding villages offer an excellent selection of traditional country pubs, including The Swan and The Rising Sun, both known for their welcoming atmosphere and quality food.



A DAY OUT WITH THE FAMILY?

You are ideally positioned for a wide range of family days out. Nearby attractions include Beeston Castle, Chester Zoo and Cheshire Ice Cream Farm. The surrounding Cheshire countryside also provides endless opportunities for walking, cycling and outdoor activities.

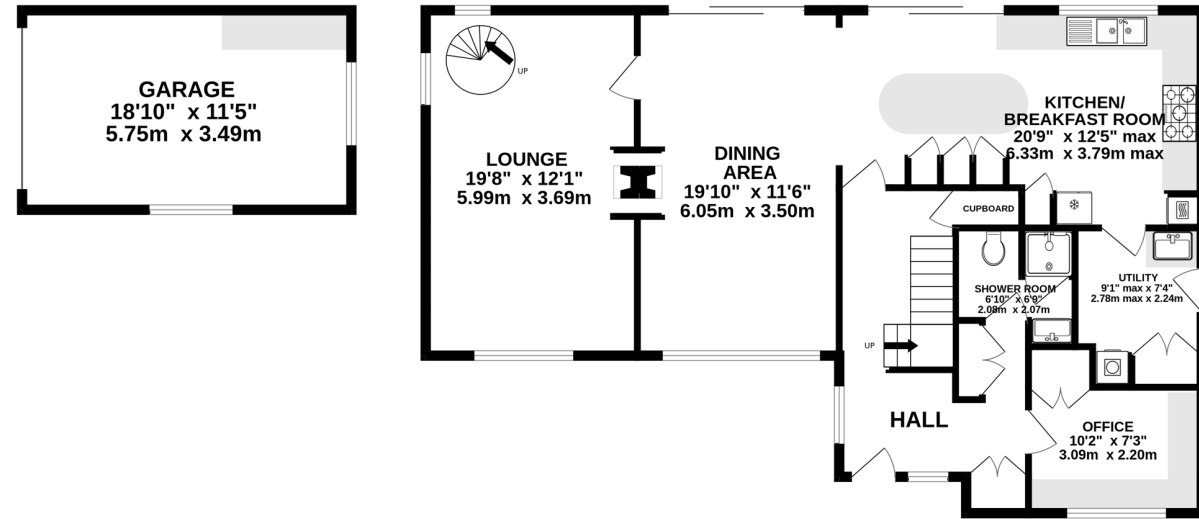


SCHOOLS?

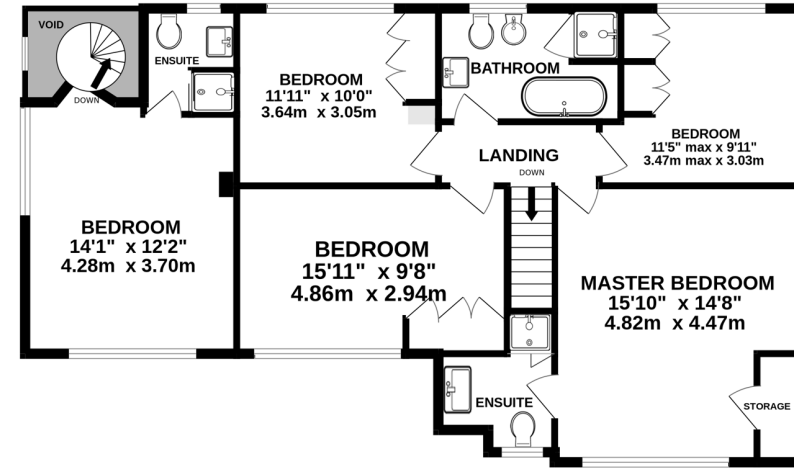
You are in the catchment area of highly regarded local schools, including Tarporley CofE Primary School and Tarporley High School and Sixth Form College, both popular choices with families in the area.

FLOORPLAN

GROUND FLOOR
1261 sq.ft. (117 sq.m.) approx.



FIRST FLOOR
965 sq.ft. (90 sq.m.) approx.



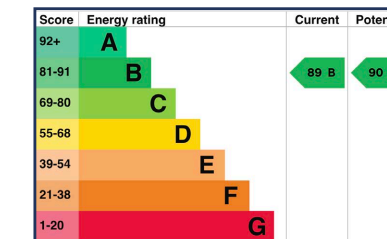
TOTAL FLOOR AREA: 2226 sq.ft. (207 sq.m.) approx.

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

- Sought-after Tarporley edge-of-village location with countryside walks and open fields moments away
- Reimagined 1970s detached family home extensively renovated and extended over 3.5 years
- Southwest-facing corner plot with wraparound gardens to three sides
- Modern Mediterranean-inspired interior design with pale tiled floors, clean lines and airy open spaces
- Large open-plan kitchen / dining / living space with defined zones for cooking, dining and relaxing
- High-spec kitchen with Bosch & Neff appliances, Quooker boiling tap, granite worktops and American-style fridge freezer
- Aluminium sliding doors with solar-reflective glass opening directly onto terrace for indoor-outdoor living
- Double-sided wood-burning stove connecting dining and lounge areas
- Flexible mezzanine room above lounge with en suite – ideal as guest suite, fifth bedroom, studio or office
- Ground floor shower room offering potential for accessible living or multigenerational use
- Landscaped wraparound gardens with pergola, multiple seating areas and mature planting including olive, wisteria, cherry, apple, pear and oak trees
- Strong village location with walking access to Tarporley High Street, cafés, pubs and schools
- EPC B rating with energy-efficient upgrades, including solar panels with 9.5kW battery storage (2023)

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