



**GASCOIGNE  
HALMAN**

PEAR TREE FARM, HIGHER LANE, DUTTON

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THE AREAS LEADING ESTATE AGENT



## PEAR TREE FARM, HIGHER LANE, DUTTON

Bespoke-built by the current owner to an exacting standard and set amidst the rolling Cheshire countryside, this exceptional family residence combines striking design with luxurious, flexible living. Extending to over 2.3 acres, the property is approached via electric gates and a sweeping driveway, culminating in a detached triple garage and generous parking.

The accommodation is thoughtfully arranged over three impressive floors. A welcoming entrance hall with staircase rising to the first floor and descending to the lower ground level sets the tone, complemented by a stylish downstairs WC. Glazed double doors open into the heart of the home - a magnificent open-plan family kitchen. Designed for both everyday living and entertaining, it features a substantial breakfast island, Aga, and twin American-style fridge freezers. The kitchen flows seamlessly into a spacious dining area, where bifolding doors frame views of the terrace and gardens beyond, flooding the space with natural light. Stairs from the dining area lead down to the lower ground floor, enhancing the home's fluid layout.

A separate living room provides a warm and inviting retreat, complete with a log burner and bespoke media wall - the perfect setting for relaxed family evenings. A well-appointed utility room and practical boot room offer excellent storage and complete the ground floor accommodation.





Bespoke Architect-Designed Family Home

Set Within 2.3 Acres

Over Three Floors of Flexible Living

Impressive Open-Plan Family Kitchen

Lower Ground Floor Leisure Suite

Electric Gated Driveway & Triple Garage

Landscaped Gardens, Paddock & Fishing Pond

Underfloor Heating & Integrated Sound System



PEAR TREE FARM, HIGHER LANE | DUTTON

The lower ground floor delivers approximately 2,000 sq ft of additional, highly versatile living space. Ideal for multi-generational living or guest accommodation, it comprises a stylish sitting room with bar area, three bedrooms (one currently configured as a fully fitted study), a dedicated music room, and two contemporary shower rooms. A superb gym suite, with direct external access to the garden terrace, features its own sauna, steam room, and shower facilities - creating a private wellness retreat within the home.

To the first floor are four further beautifully presented bedrooms, each enjoying far-reaching countryside views, fitted wardrobes, and en-suite facilities. The principal suite is particularly impressive, boasting bifolding doors opening to a Juliette balcony overlooking the formal gardens and surrounding acreage. A luxurious family bathroom completes the first floor.

The property is equipped with modern conveniences throughout, including underfloor heating, an integrated speaker system, and abundant storage - ensuring comfort and practicality for family life.

Externally, the grounds are a true highlight. Landscaped gardens surround the home, offering multiple patio and terrace areas for al fresco dining and entertaining. A sunken hot tub and swim spa enhance the outdoor leisure space. Beyond the formal gardens lies a large enclosed paddock and a tranquil fishing pond, completing this outstanding country home.







## LOCATION

Dutton is conveniently located just a few miles from Junction 10 of the M56, and lies equidistant between Stockton Heath and Northwich. The area enjoys excellent connectivity, with Liverpool, Manchester and Warrington all within easy reach, as well as both Liverpool and Manchester airports and national rail links.

The village is well served by education at all levels, with both state and private options nearby, including The Grange and Cransley schools, easily accessible by bus or car.

A traditional farming community, Dutton sits in the heart of some of Cheshire's most attractive and productive countryside. The surrounding area offers excellent opportunities for riding, cycling, and walking, with a wide range of outdoor pursuits close at hand.

## DIRECTIONS

SatNav: WA4 4JG

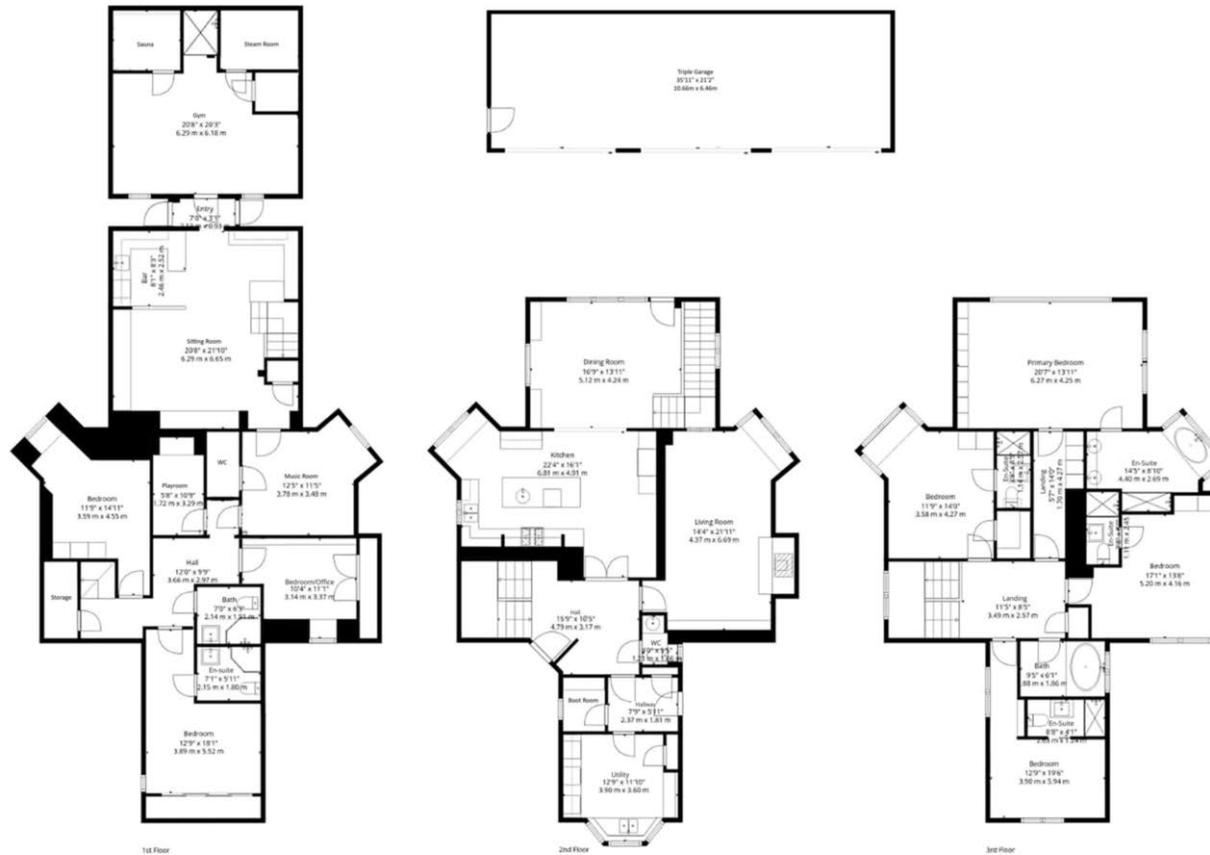
## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire West and Chester Council - Council Tax Band G





**TOTAL: 5536 sq. ft, 514 m2**  
 1st floor: 1992 sq. ft, 185 m2, 2nd floor: 1401 sq. ft, 130 m2, 3rd floor: 1402 sq. ft, 130 m2  
 Garage: 741sq. ft, 69 m2  
**EXCLUDED AREAS: WALLS: 350 sq. ft, 32 m2**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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