



# THE FIRS

Tarporley



## WELCOME

At the head of a quiet country lane, The Firs reveals itself as a home of rare balance, where traditional charm meets contemporary refinement. Set within a generous 0.64 acre plot, this handsome detached house has been thoughtfully extended and refurbished to create a residence of grace, character and practicality. Elevated to capture far-reaching rural views, it offers both seclusion and convenience, sitting just under three miles from the sought-after village of Tarporley.









## A HOME WITH PRESENCE

From the moment you approach through the private gates, there is a sense of arrival. The house, with its pale rendered façade, oak-framed porch and generous drive, feels both welcoming and quietly impressive. Garaging for several vehicles and a former stable block give the property versatility, while planning consent for a one-bedroom annexe offers scope for multigenerational living or guest accommodation.



## LIGHT, WARMTH AND CHARACTER

Inside, the home unfolds with a natural flow designed for modern family life. At its heart lies the open plan kitchen, dining and family room, a space where everyday moments and entertaining blend seamlessly. The contemporary kitchen, with its range cooker, oak details and painted beams, feels rooted in tradition while delivering today's comforts. Bifold doors open this room to the gardens, allowing light to pour in and linking indoors with out in warmer months.

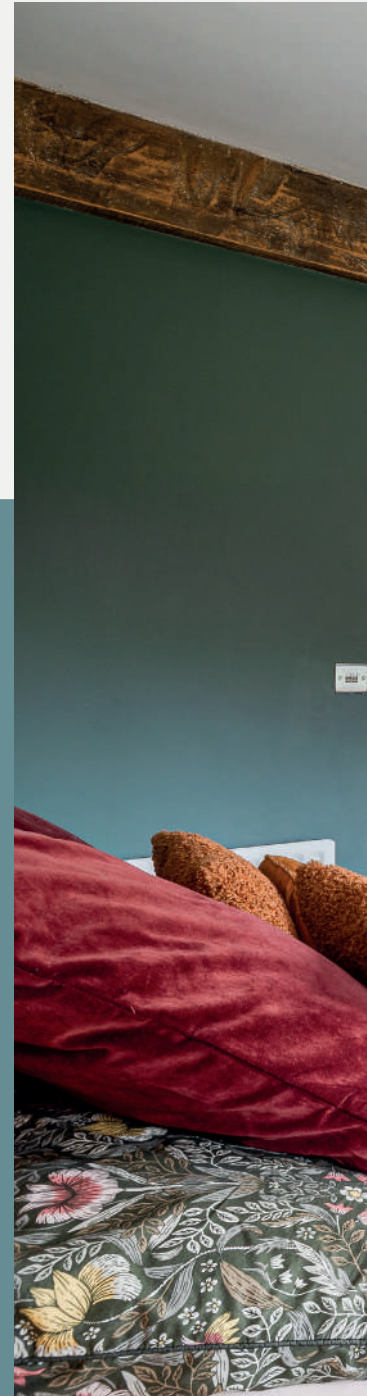






The house offers an abundance of reception space, with a sitting room centred around a wood burning stove, a cosy playroom or study, and an elegant dining area. Each room has been crafted with a careful eye for detail, balancing warmth with sophistication. Practicality is also considered, with a well-planned boot room and utility space, alongside a cellar. Ideal for a wine store or additional storage.





## PRIVATE RETREATS

Upstairs, four double bedrooms provide sanctuary and comfort. The principal suite is especially appealing, approached through a private dressing room with bespoke storage and leading to a spacious bedroom with a Juliet balcony overlooking fields. High ceilings and exposed beams lend character, while the en-suite bathroom with its walk-in rainfall shower and fine fittings completes the retreat. Three further bedrooms, all of generous size, share a beautifully appointed family bathroom.













# GROUNDS TO ENJOY

The gardens have been thoughtfully designed to offer beauty, practicality and enjoyment throughout the seasons. Expanses of lawn provide freedom for children to play, while raised decking and terraces are made for relaxed dining and long summer evenings. A productive kitchen garden with raised beds sits alongside more ornamental planting, creating variety and interest. There is even a small paddock with space for chickens or small livestock, alongside a charming summer house that adds to the sense of rural escape.

Every corner of the grounds makes the most of the elevated position, with views stretching across open countryside. Privacy is assured, yet the gardens remain manageable, striking an ideal balance for those seeking both tranquillity and ease of living.









# A COVETED LOCATION

Rushton is a delightful hamlet, celebrated for its rural charm and sense of community. Just minutes away, Tarporley offers one of Cheshire's most desirable addresses, with its Georgian High Street lined with cafes, boutiques, public houses and restaurants. Practical needs are well served with convenience stores, a doctors' surgery and churches, while the village also has a strong reputation for education, with both Tarporley Primary and High School close at hand. For those seeking independent options, The Grange, King's, Queen's and Abbey Gate schools are all within easy reach.

The surrounding countryside is some of Cheshire's most beautiful, offering endless opportunities for walking, riding and cycling. The Sandstone Trail, Whitegate Way and Delamere Forest are all nearby, alongside historic castles and the excitement of Oulton Park Race Circuit.

For the business traveller, connections are excellent, with the M6, M56 and M53 close by and rail services from Chester, Hartford and Crewe, the latter offering London in just over 90 minutes. Both Manchester and Liverpool airports are within a 45-minute drive.





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Tarporley



Approximate Gross Internal Area = 220.0 sq m / 2371 sq ft  
 Garages = 42.0 sq m / 452 sq ft  
 Total = 262.0 sq m / 2823 sq ft

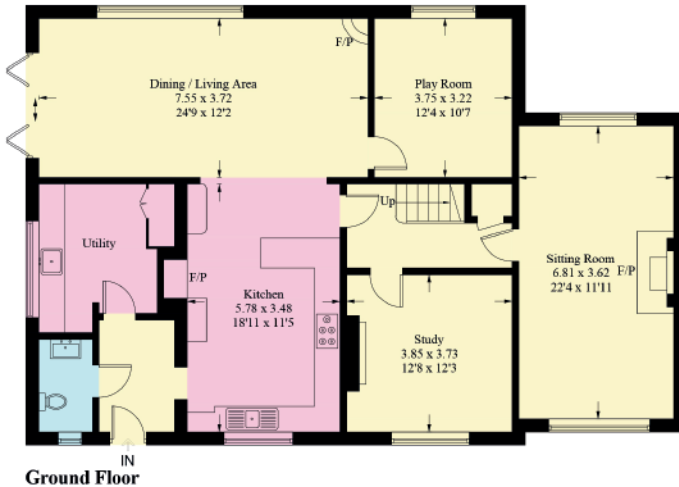


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238069)

## FINER DETAILS

- Located at the head of a quiet country lane in Rushton
- Generous 0.64-acre plot offering privacy and seclusion
- Gated entrance with large driveway
- Planning consent for a one-bedroom annexe (ideal for multigenerational living or guests)
- Cellar (suitable for wine store or storage)

# THE ESSENCE OF THE FIRS

The Firs is a home that balances charm and comfort with practicality and opportunity. It is a place for family life, for entertaining, for retreating at the end of a long day. Its setting ensures peace and privacy, while its location keeps village life and wider connections within easy reach.

Rarely does a house bring together so many qualities with such ease. The Firs is more than a house; it is an invitation to enjoy a way of life defined by space, light and timeless Cheshire countryside.

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## GROUNDS AND GARDENS

- Expanses of lawn ideal for family use
- Raised decking and terraces for outdoor dining and entertaining
- Kitchen garden with raised beds
- Small paddock (space for chickens or small livestock)
- Summer house with countryside outlook

## LOCATION

- Rushton: a peaceful hamlet with strong community feel
- Under 3 miles from Tarporley with shops, cafes, restaurants, medical and educational facilities
- Well-regarded local schools (Tarporley Primary & High), plus nearby independent options (The Grange, King's, Queen's, Abbey Gate)
- Access to scenic walking and cycling routes: Sandstone Trail, Whitegate Way, Delamere Forest
- Nearby leisure attractions include historic castles and Oulton Park Race Circuit

## TRANSPORT LINKS

- Excellent road access to M6, M56, M53
- Rail connections from Chester, Hartford, and Crewe (London in just over 90 minutes)
- Manchester & Liverpool airports approx. 45 minutes' drive



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