



MULBERRY
COTTAGE
ALPRAHAM

Mulberry Cottage

“As soon as you close the gates, it’s like being in your own world.”

A bespoke built home designed around space and light, Mulberry Cottage encapsulates the essence of modern family living in the country.

Freshly finished, just two years ago, and designed by a local architect from Tarporley, Mulberry Cottage is a home designed around light, views and its surroundings, with a clear vision to maximise the space indoors and out.

Tucked off from the road running through Alraham, cobble sets line the threshold to the gated entrance onto the golden gravel driveway with EVC charging point. Parking is plentiful to the side, while the detached garage, styled with the same attention to architectural design as the main house with its brick façade, shuttered window and cottage-like roof, offers great flexibility. As well as storage space, an additional beautifully finished room and shower room en suite furnished with Hansgrohe and Duravit fittings, opens up exciting potential as a studio, home office, treatment space or even as a compact annexe for multigenerational living.





Mulberry Cottage

Welcome home

From beneath the shelter of the handsome oak portico, step through into the light, bright modern entrance hall, where wide format Porcelanosa tiles, warmed by underfloor heating, flow out underfoot, continuing throughout the ground floor.

The warmth of welcome continues in the lounge through to the left, where a tantalisingly tactile exposed brick wall serves as a characterful focal point. Clean lined and minimal, a broad window looks out over the sheltered seating area, privately screened by the mature trees and shrubs to the front.

The exposed brickwork continues in the easy-flowing, modern, design-led kitchen next door. Adding a subtle sense of character, this warm toned wall meets with a run of modern, walnut-toned handleless cupboards and wide drawers, providing effortlessly organised storage for all your culinary needs.

“We love the exposed brick, it’s very relaxing in the evening, it’s our chill out room.”



Wine and Dine

Large format tiles flow underfoot, all warmed by underfloor heating which runs throughout the ground floor. Breakfast bar seating at the, again, comprehensively storage-laden central island, reflects the careful consideration of every element of this home in its perfect positioning to face the entirety of the kitchen, placing diners in cycline of the chef, dining table - set beneath Tala lights - and the French doors opening out to the patio and garden.

A wonderful space for entertaining, tucked to one side of the kitchen is a cosy snug, making this the perfect place for family and friends to sit, chat and relax after dinner.

Hosting the whole family for Christmas is made easy by the array of fitted appliances, including a double fridge and double freezer, dishwasher, two Bosch ovens, wine cooler and five ring hob.



“We just love the space, especially in the kitchen, it’s where we spend most of our time, especially in the summer with the doors open.”





Exceptional Storage

A home laden with storage, the utility room features two large units housing the boiler, stop tap, and underfloor heating manifolds. There is also space for the Bosch washer dryer (with room to put a separate dryer above if needed). This same precision planning continues into the downstairs WC, neatly tucked off the utility and beneath the stairs, with a wall-mounted WC and wash basin set above vanity storage.



Mulberry Cottage



Bedtime bliss

Returning to the entrance hall, follow the gentle turns of the staircase up to the first floor, where across the landing to the front, the guest bedroom exudes light and airy spaciousness.

Set beneath a high, vaulted ceiling and carpeted underfoot, views beckon out over the paddocks, grazed by horses for a true sense of country living.

To the left, tiled in grey underfoot, the bathroom offers plenty of space to relax and refresh, furnished with a range of Hansgrohe and Duravit fittings including bath and separate shower, alongside wall mounted wash basin, heated towel radiator and WC.

With views out over the Gallops, the large double to the rear is another spacious retreat, while bedroom three next door again offers enchanting views over the same leafy scenes.



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Another Level

Stairs lead up to the second-floor landing, where a small landing offers space for a desk and sockets for a lamp.

Step through into the spaciousness and light of the master bedroom, where two large windows draw the outdoors in, offering beguiling views out to the Gallops to the rear and the beautiful bridge on Bunbury Locks.

A secluded haven, with its own dedicated dressing area (which could equally serve as a study for those working from home) and en suite, furnished with a range of Hansgrohe and Duravit fittings, wake up to the blissful sound of birdsong which resonates from dawn 'til dusk.

“It’s almost like being by the sea it’s so calming.”



A haven for nature

“It’s a lovely space to sit with the children, spotting butterflies and bug exploring and chatting about all the nature we can see.”

A deep border of established shrubs, trees and colour offers a vibrant buffer between the front of Mulberry Cottage and the world beyond, creating the perfect pocket of privacy for a front patio to soak up the morning sun.

From the sunrise in the morning, the rays remain in the garden of Mulberry Cottage throughout the day. South-facing and light-filled, indoors and out, from the parking area to the side, a gate opens to provide access to the rear garden, where there is space to relax and unwind on the patio, or to play out on the lawn.

Safe and secure for families and pets, the garden springs into colour in April and May, with an array of flowers and shrubs in bloom.





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Out and about

Though Mulberry Cottage enjoys the peace of its village setting, there is plenty close at hand for all ages to engage in.

Alraham's recently opened village hall has quickly become a focal point for the community, hosting everything from baby classes to fitness sessions. Meanwhile, for those who love the outdoors, close by, there are plenty of places to explore, with Beeston Castle rising dramatically above the landscape, alongside local walks including the Gallops, Bickerton Hill, and long stretches of the Sandstone Trail.

Stroll out along the nearby Shropshire Union Canal. Delamere Forest is within easy reach too, whether for woodland walks, cycling or family adventures in the treetops. For visitors old and young, Snugburys is always a winning outing, with its famous giant Paddington Bear, ice cream and beautiful wildflower walks.

Enjoy a well-earned thirst quencher at the Tollemache Arms, a popular local, also serving food, while The Dysart Arms in nearby Bunbury is another favourite.

Tarporley's famous high street is just five to ten minutes away, offering everything from everyday essentials to independent shopping, cafés and delis, including the much-famed Little Hollies Farm Shop.

Families are well placed for schooling too, with Bunbury Aldersey CE Primary School and Eaton Primary School nearby, alongside a selection of well-regarded secondary options also within easy reach.

Chester's historic centre can be reached in around 20 minutes, while Manchester Airport is approximately 40 minutes away, balancing countryside living with commuter connectivity.

Architecturally designed, completed just two years ago, Mulberry Cottage offers fantastic flexibility for a professional couple, family and for those seeking the adaptability of country living with city connectivity. With a versatile, independent annexe in the garage, and gloriously sunny gardens, soak up the peace and tranquillity of the rural lifestyle at Mulberry Cottage, in a village with a real community feel.

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

For everyday essentials, nearby Bunbury offers a range of convenient village amenities, including Co-op Food. For larger weekly shops, nearby Tarporley and Nantwich are both within easy reach.



A WALK?

Mulberry Cottage is surrounded by beautiful Cheshire countryside, with numerous local footpaths and quiet country lanes ideal for walking directly from the doorstep. Nearby attractions including Beeston Castle and the Sandstone Trail also provide excellent scenic walking routes and panoramic countryside views.



A BITE TO EAT?

Popular nearby dining options include The Tollemache Arms and The Dysart Arms, both well regarded village pubs offering food in relaxed surroundings. Nearby Tarporley also provides an excellent selection of cafés, restaurants and independent eateries including Terrarium, Bonjour Wines and Ginger and Pickles.



YOUR LOCAL PUB?

Tollemache Arms and the Travellers Rest are both within walking distance, offering welcoming atmospheres and traditional Cheshire village pub settings, making them ideal for relaxed drinks and socialising close to home.



A DAY OUT WITH THE FAMILY?

There are plenty of fantastic family days out nearby, including Beeston Castle, Cheshire Ice Cream Farm, BeWILDerwood Cheshire and Chester Zoo, all within easy reach and popular with families.

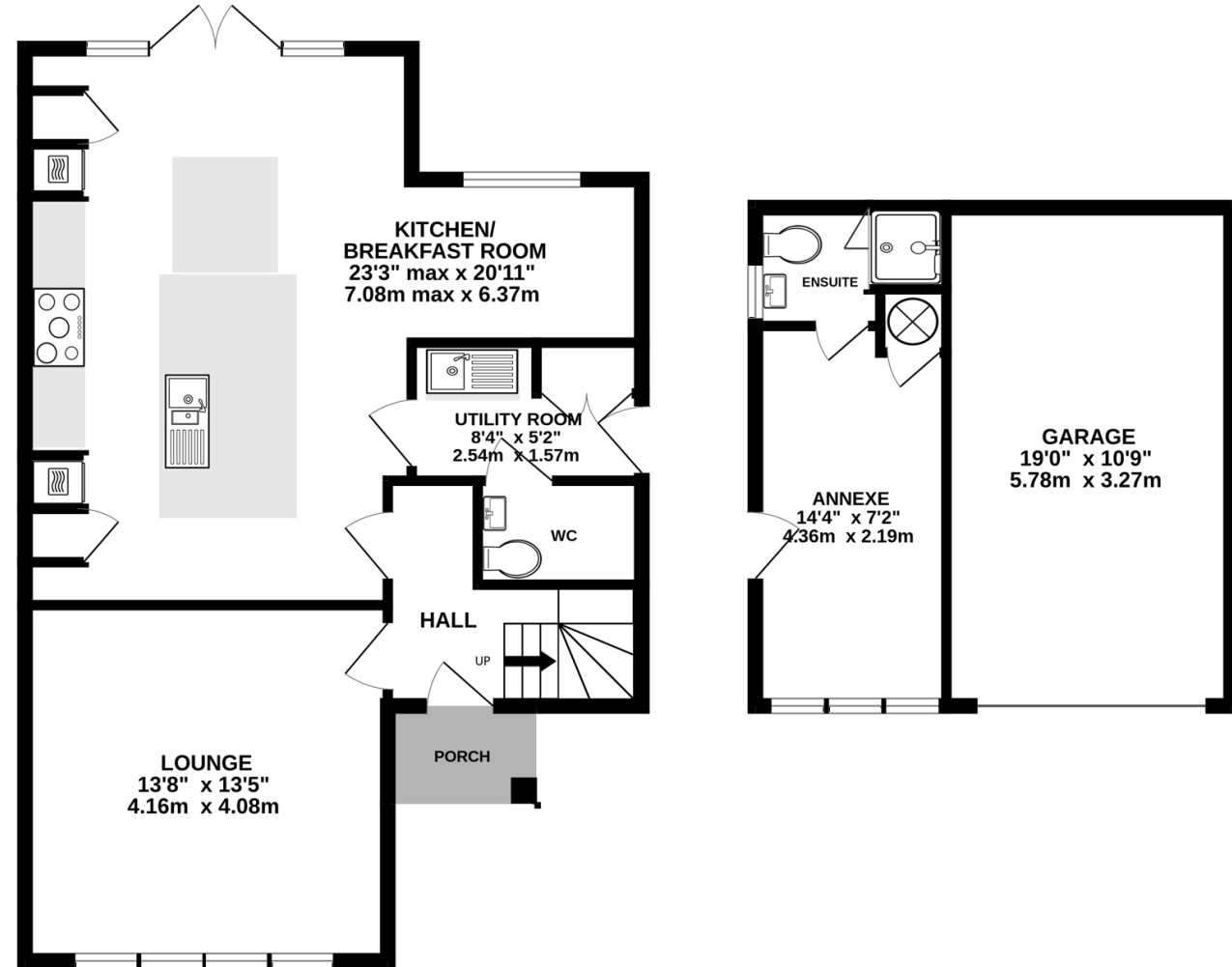


SCHOOLS?

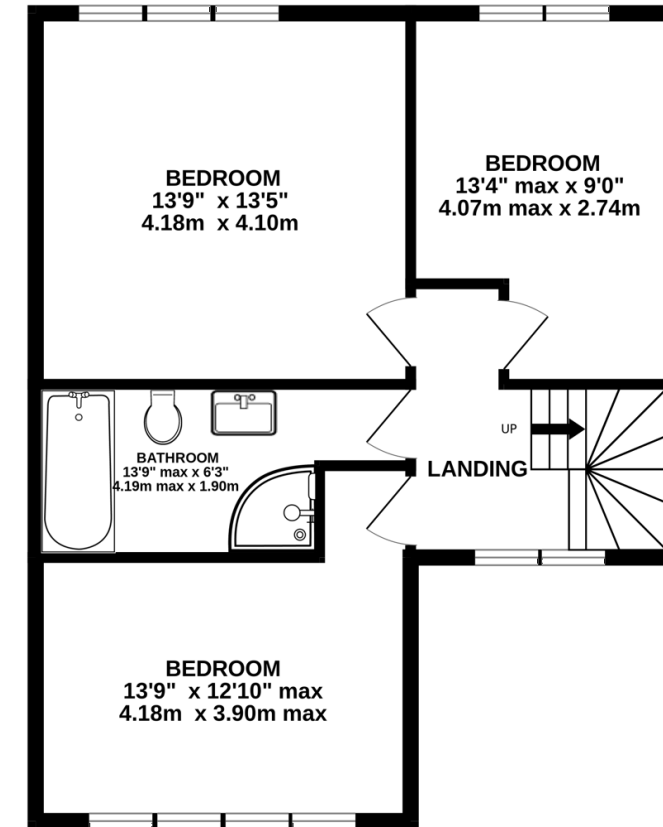
Mulberry Cottage is well placed for schooling, with Tarporley High School and Sixth Form College serving as the local secondary school and highly regarded within the area. Primary school options nearby also include Bunbury Aldersey CofE Primary School.

Floorplan

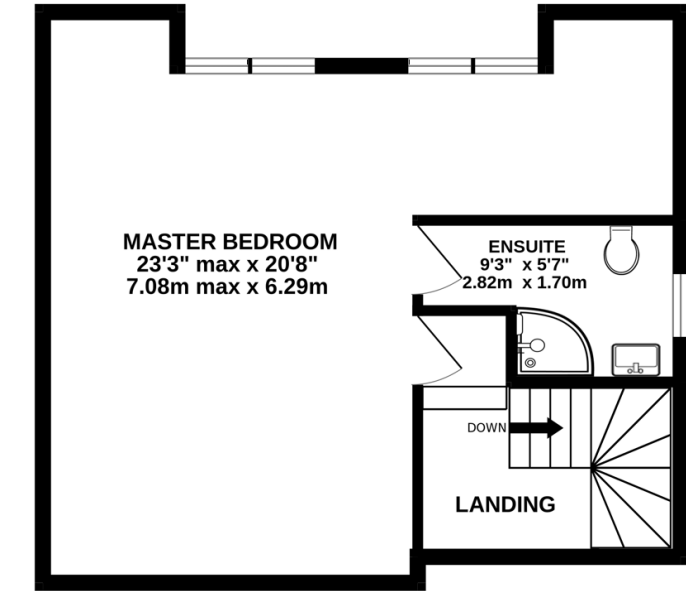
GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



FIRST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



SECOND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 2035 sq.ft. (189.1 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

- Bespoke architect-designed home completed in 2023 and crafted around space, light and its rural surroundings
- Secure gated setting with far-reaching views across paddocks, the Gallops and Bunbury Locks
- Exceptional open-plan living centred around a bespoke kitchen with island, snug and seamless connection to the garden
- Beautifully appointed throughout with underfloor heating, Porcelanosa flooring and premium Hansgrohe and Duravit fittings
- Four double bedrooms, including a tranquil second-floor principal suite with dressing area and en suite
- Detached garage building incorporating a versatile studio room and shower suite with annexe potential
- Private south-facing gardens providing a safe and sunny environment for families, pets and outdoor entertaining
- Surrounded by some of Cheshire's finest countryside whilst remaining just minutes from Tarporley and within easy reach of Chester

See Ian's
Video
Tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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