



MULBERRY HOUSE

EATON



MULBERRY HOUSE, EATON

Timeless design, tailored interiors, luxury penthouse suites: discover spacious family living, redefined and elevated, at Mulberry House. One of just five exclusive homes within a private, gated development, Mulberry House, an imposing three-storey red-brick residence, blends serenity and security with a spectacular sense of arrival.

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Timeless in design

Originally designed as a six-bedroom home by respected local developer Alex Lesley, it was bought at shell stage and completely reimagined by the current owners, who redesigned the internal flow around their own version of family living. Transforming an already sizeable six-bedroom footprint into five family sized luxury suites, the redesign included opening up the roof space to create an altogether more contemporary feel in the two handsomely finished en suite bedrooms, while on the first floor, a dramatic master suite offers all the feel of a private penthouse retreat, with scope to develop further still.



Classically composed, the Georgian revival architecture of Mulberry House creates an atmospheric and imposing ambience upon arrival. Parking is plentiful outside, with two double garages, large block paved frontage and EVC point. Amtico flooring in the garage enables the space to be used for gym purposes, motorbikes and classic car storage. Framing the entrance, a classical portico with stone columns and a deep overhang creates a sheltered, formal threshold, serving as the perfect opening note for the symphony of style that awaits within.



Stylish arrival

Stepping through the front door, expectations are exceeded by the luxurious entrance hall within. Underfoot, huge porcelain tiles, extending to over 2 metres, are warmed by underfloor heating, while panelling to the crisp white walls continues up the sweeping, curving staircase with its custom-made rails and balustrades to create a captivating ballroom-style space.

Immediately impressive, the flow and feel continues to the left in the snug, where herringbone flooring meets with light charcoal toned walls for a warm, welcoming vibe. Warmth also emanates from the log-burning stove, while light drifts in through the broad window to the front.





Relax and unwind

Also off the entrance hall, step through double doors into the lounge, where a Baroque-inspired marble fireplace with open fire serves as a cosy focal point with formal flair, its carved detailing contrasting beautifully against the clean wall panelling. Above, a decorative ceiling rose serves as the base for a striking contemporary light installation, while a recessed ceiling detail introduces a softer layer of ambient lighting for relaxation on winter evenings.



From the front, a large window draws in leafy views offering a connection to the outdoors, while the porcelain flooring flows through underfoot. Crisp, elegant and ultimately warm and inviting, this is a room made for family comfort. Opposite, even the cloakroom cannot escape the sophisticated finish of the home, furnished in chic monochrome with gold fittings.



Feast your eyes

Forming the heart of the home, the kitchen separates seamlessly and openly into three distinct areas of dining, cooking and unwinding, accessed via double doors directly ahead from the front door. Ahead from the dining area, a wall of sliding doors opens to the expansive patio terrace for al fresco dining, where the same large format porcelain tiles sit on a pedestal system, enabling you to simply lift them and lay cabling or irrigation beneath.

After dinner, relax and stretch out in the family lounge, where a Planika bioethanol fire with 1.5m wide flame and built-in media wall currently housing a 50" television, harmonise effortlessly with the custom made deep navy charcoal Shaker-style cupboards and drawers in the kitchen. Modern spotlighting above combines with classic ceiling roses, balancing contemporary living with the character of period design while uplighting in the coving creates a gorgeous ambient atmosphere.







Entertain and dine

Dine casually at the breakfast bar, around the vast, marble-topped island, while the chef serves up a feast from the range of Miele appliances including a bank of ovens. Entertain and unwind in style too, as off the kitchen a stunning full height, frameless glass door opens into a pantry to reveal a 60-bottle capacity built-in wine rack above a Miele coffee maker, alongside plenty more storage besides.



"We wanted a luxurious but comfy family living space."

Light follows each footstep through Mulberry House, with wide windows capturing the garden views from the spacious and airy utility room, also tucked off the kitchen. Sectioned into a laundry area with washing machine, dryer and plenty of storage, and a separate boot room, ideal for dogs, there is also access directly outside and through to the integral garage from here.

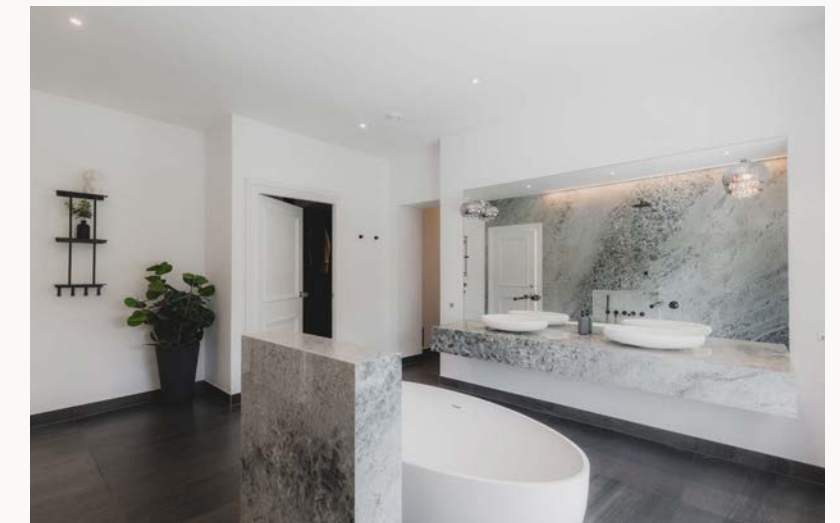


And so to bed...

A sculptural sight to behold, the bespoke staircase with its slender iron spindles, punctuated by decorative twists, curves up, illuminated by a cascading crystal chandelier, spilling its light down over the entrance hall below, before reaching the carpeted landing of the first floor. The master suite is palatial in both scale and finish, crowned by a coffered ceiling traced with intricate mouldings. Full-height French doors and tall windows open onto the garden, inviting in abundant natural light.

Emanating penthouse hotel suite vibes, to one end of the room the super king size bed is nestled, while to the opposite side, a sleek, glass-fronted fireplace is set beneath a recessed television, the wall subtly sculpted to house it, while a marble-effect plinth emits a sense of homely, yet opulent, warmth. Beyond, the suite flows on into a vast en suite bathroom, where ambient lighting casts a relaxing glow when bathing in the sculptural stone bath; an impressive centrepiece and a feature in each of the four en suites.

Refresh and revive in the open, wet room shower before stepping through into the impressively sized dressing room, extending the sense of luxury, and fitted throughout with extensive built-in storage. Upstairs, individually programmable Rointe heaters allow each room to be controlled remotely, enabling you flexibility to cater to each family member's preferential setting.





Rest and play

Moving along the landing, entertain and unwind in the games room, where liquorice coloured décor harmonises with classic-feel panelling. With ample space for a pool table, directly ahead, the bar beckons invitingly when lit, with its bespoke bottle storage and seating. French doors open to the Juliet balcony bringing the tiered garden views in. Plans have also been explored for the addition of a full balcony beyond the Juliet doors, which, if passed, would open up a generous outdoor seating area with views over the garden, while the space beneath would be ideal for the introduction of a sheltered, sunken firepit.



Thoughtfully designed with flexibility in mind, this space was originally envisioned as a self-contained suite, with scope to introduce private access via the garage. As it stands, the adjoining room has been adapted into a play suite (part of the third bedroom) with its own bathroom, but the layout remains fluid, offering the option to incorporate these bathroom facilities into the games room itself, creating a privately contained guest suite, studio or annexe.

Bedroom three itself is light and bright, served by built-in storage and a walk-through play area (ideal also as a dressing room) which connects through to a large en suite with a traditional style roll top, claw footed bath, WC and vanity unit wash basin.

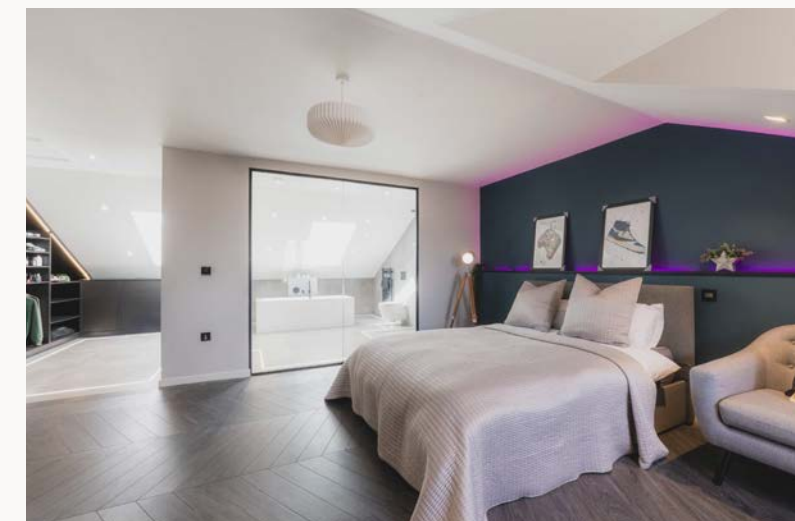
The second bedroom can be found just across the landing. Spacious and bright, with sunrise views out to the front and featuring a framed, backlit headboard, this bedroom is served by a luxurious en suite, exquisitely tiled and containing wet room shower and separate bath alongside double wash basins with gold fittings.





Penthouse living

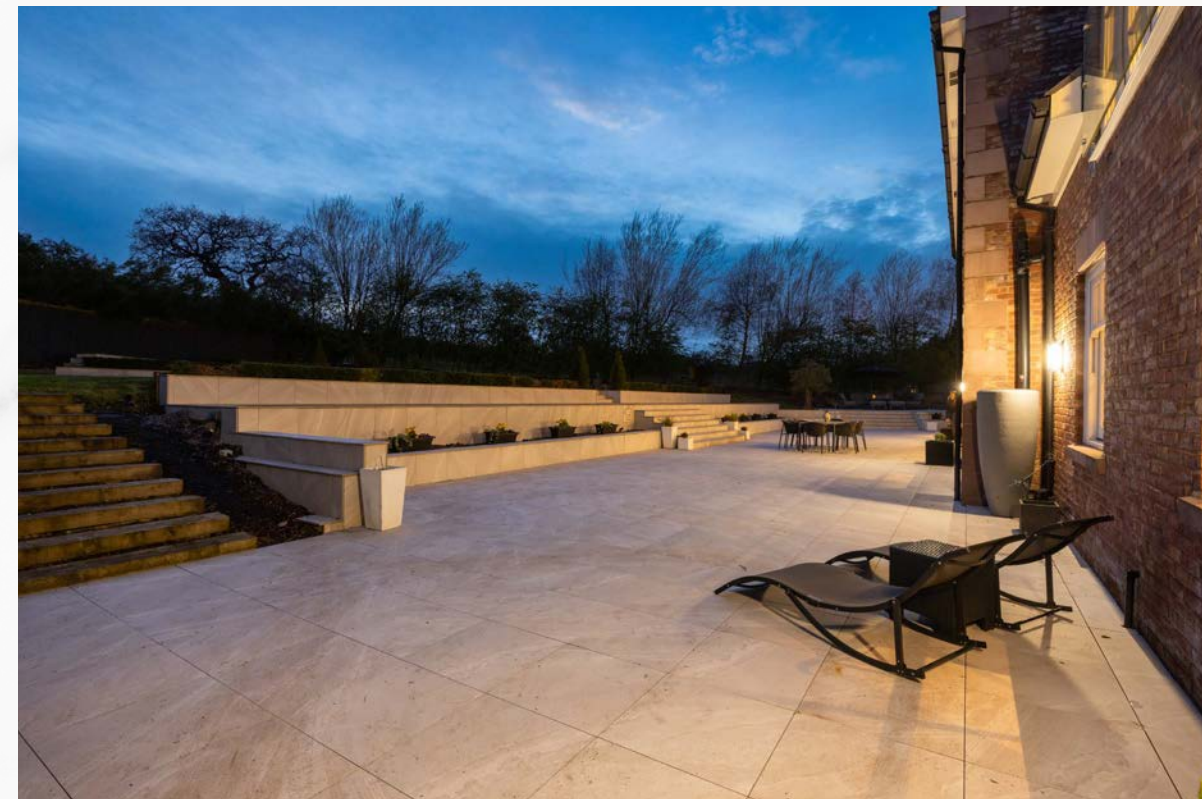
Ascending the stairs once more, arrive at the second-floor landing, where two further spacious and stylish bedrooms branch off to the left- and right-hand sides of the landing. Both bedrooms are large and light, with sloping ceilings and striking glazed en suite screens that create a seamless connection, allowing light to travel freely between sleeping and bathing spaces. Contemporary strip lighting to the floors features both in the en suites and the dressing rooms, which feature in both bedrooms.





A vision of leisure

Step outside the front of the home and soak up the serenity of the sunrise, looking out over the landscaped lawn and low-level hedging that lines the pathway to the front door. Peaceful and serene, there is scope for the introduction of a sheltered sundeck. Flowing effortlessly off from the kitchen, the rear garden rises up over a series of carefully created tiers, cohesive with the Georgian feel of the home. Underfoot, porcelain tiles sit on a pedestal system, allowing them to be easily lifted for the laying of irrigation or cabling systems. Stretching out over the width of the home, dine al fresco; relax and unwind while admiring the different garden rooms.



Stone steps rise centrally, with sleeper steps to the side, leading up to the terraces, with scope for fragrant planting to either side. Work has begun on the introduction of a 20m wide reflection pool, with a large level of lawn beyond, perfect for ball games and play. Securely fenced and gated, the garden is safe and secure for children and pets while beyond the boundary, open farmland adds a lovely touch for younger children and adults alike, filled with the gentle bleating and play of early spring lambs.

Two further terraces rise up ahead, with scope for a large sun terrace overlooking the reflection pool – the perfect place for a morning coffee. Tucked away to one corner lies a sunken trampoline, sheltered by the large treatment room and shed. Above, a large, raised patio would be the perfect place for an outdoor kitchen; picture a canopy with automatic roof to provide shelter and shade from rain and sun, all enclosed by a glass balustrade to preserve sight lines, enabling you to watch children play.



Ask the owners

Where do you go when you need...

Out and about

Positioned in the quiet rural setting of Eaton, Mulberry House enjoys a sense of calm while remaining remarkably well connected. Country lanes lead out in all directions, immersing you fully in the restorative embrace of nature, while local shops, restaurants and other amenities remain close at hand.

Tarporley lies within easy walking or cycling distance, with its vibrant village atmosphere and array of independent shops, cafés and restaurants, alongside the popular Tarporley Golf Club for relaxed afternoons on the course. The options for dining out are plentiful from traditional pub fayre to tapas-style dining and – with fantastic transport links close by – fine dining is never far away.

For families, schooling options are abundant with Tarporley High School highly regarded and within easy reach, while independent options include The Grange School - with a convenient bus service stopping nearby.

Commuters are well served by nearby stations at Cuddington and Greenbank, providing direct links towards Manchester and beyond, with journeys to Altrincham taking around 20 minutes. Road links and the wider motorway network are equally accessible, ensuring easy access to Chester, Northwich, Liverpool and Manchester.

Grand, elegant, spacious and remarkably homely, Mulberry House offers family living for a modern age. Turnkey ready, yet brimming with potential to elevate it even further, customise your own way of living, at Mulberry House.



Groceries?

For everyday essentials, Tarporley offers a fantastic selection of independent shops, cafés, bakeries and convenience stores, making it ideal for both quick trips and a more leisurely browse. Larger supermarkets and a wider range of amenities can also be found in surrounding towns such as Northwich and Chester.



A walk?

The property is surrounded by beautiful Cheshire countryside, with plenty of walks directly from the doorstep through nearby lanes and footpaths. The surrounding area offers access to scenic routes around Eaton and Tarporley, while nearby Delamere Forest provides extensive woodland walks, cycling routes and outdoor activities.



A bite to eat?

There are some excellent places to eat nearby in Tarporley, including Little Tap for relaxed dining and brunch, and The Swan at Tarporley for a more traditional pub dining experience. The surrounding villages also offer a great selection of country pubs and restaurants.



Your local pub?

Popular local options include The Dysart Arms, The Fox and Barrel, and The Shady, all offering welcoming atmospheres, good food and drinks in charming surroundings.



A day out with the family?

There are plenty of great days out nearby, including the city of Chester, known for its shopping, Roman heritage and family attractions. Chester Zoo is also within easy reach. For outdoor adventures, Delamere Forest offers walking, cycling and nature trails.

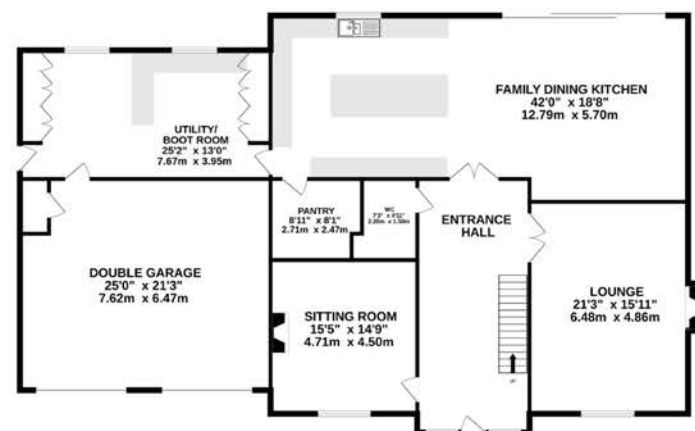


Schools?

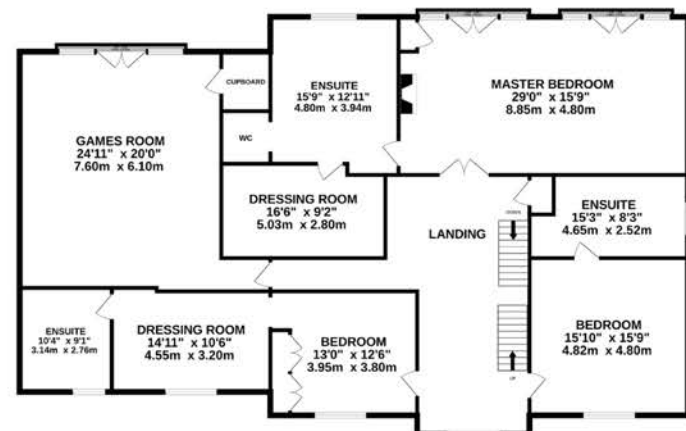
Mulberry House is well placed for a range of well-regarded schools. Nearby options include Eaton Primary School for younger children and Tarporley CofE Primary School. For secondary education, Tarporley High School and Sixth Form College is a popular choice in the area.

Floorplan

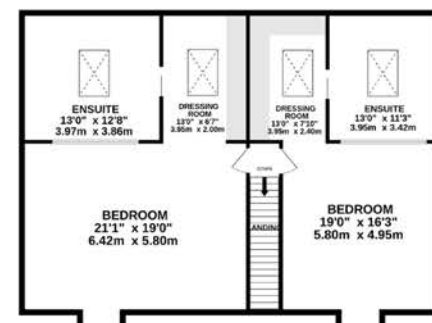
GROUND FLOOR
2559 sq.ft. (238 sq.m.) approx.



FIRST FLOOR
2558 sq.ft. (238 sq.m.) approx.



SECOND FLOOR
1280 sq.ft. (119 sq.m.) approx.



TOTAL FLOOR AREA: 6396 sq.ft. (594 sq.m.) approx.

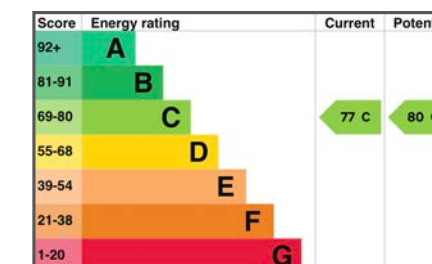
EXCLUDING DOUBLE GARAGE: 5864 sq.ft. (545 sq.m.) approx.

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

- Exclusive five-home gated development offering privacy, security and a grand sense of arrival
- Impressive Georgian revival residence with bespoke interiors and extensive redesign by the current owners
- Striking entrance hall with sweeping staircase, double-height feel and high-quality porcelain flooring with underfloor heating
- Expansive open-plan kitchen, dining and family space with sliding doors to terrace and landscaped gardens
- High-specification kitchen featuring Miele appliances, marble-topped island, pantry and integrated wine storage
- Multiple reception spaces including formal lounge, snug, games room and family lounge, ideal for entertaining
- Second and third floor bedrooms designed as private suites, each with en suites, dressing areas and contemporary finishes
- Landscaped rear garden with tiered terraces, porcelain patio, and far-reaching countryside views
- Double garages, extensive parking, EV charging provision and flexible spaces with scope for further re-development
- Within easy reach of Tarporley's vibrant high street, independent shops, cafés and restaurants
- Excellent transport and commuter links nearby

See Ian's
Video
Tour



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