

# *Ivy Bank Lodge*

MICKLE TRAFFORD

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## *Country living, city connections*

Cradled in a hamlet containing just a handful of homes, Ivy Bank Lodge is one of Cheshire's best kept secrets. Set back from the old Chester Road, Ivy Bank Lodge sits within the sought-after commuter belt of Mickle Trafford, blending the calm of country living with city convenience, also positioned just two miles from the village amenities of Hoole.

Accessed up a series of deep stone steps which lead through a densely planted front garden, the shimmering screen of leaves from a mature copper beech add a sense of separation as you make your way to the front door.

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## *Heritage home*

A listed former 18th century farmhouse, once known as Ivy Bank Farmhouse, now thoughtfully divided into three, Ivy Bank Lodge was extended in the early 19th century, and is an eye-catching home, built from Flemish bond brown brick. A former cheesery, rooms retain their original features for a sense of true character within. Park up on the cobbled courtyard before making your way indoors. Inside, the entrance hall sets the tone, with quarry tiles underfoot, a handsome wooden staircase and chair rails that echo the home's history.





## *Food for thought*

Turn right into the kitchen, where an original beam continues the connection to the home's age and character, while lighter-toned floor tiles reflect the sunlight that fills the room. Practical and well-equipped, with a dishwasher, washing machine, dryer, large fridge-freezer, electric hob and oven, there is plenty of scope to personalise this space to your own tastes.

Earthy tones embellish the walls in the living room to the left of the entrance hall, with deep window seats providing a place to pause and enjoy garden views from two sides. The original wooden shutters have been carefully retained, ready to be reinstated if desired. Original fitted storage frames the focal wall, including a characterful bee-hive cupboard with shaped shelves and an arched top, flanking the log-burning stove set within a wooden fireplace.

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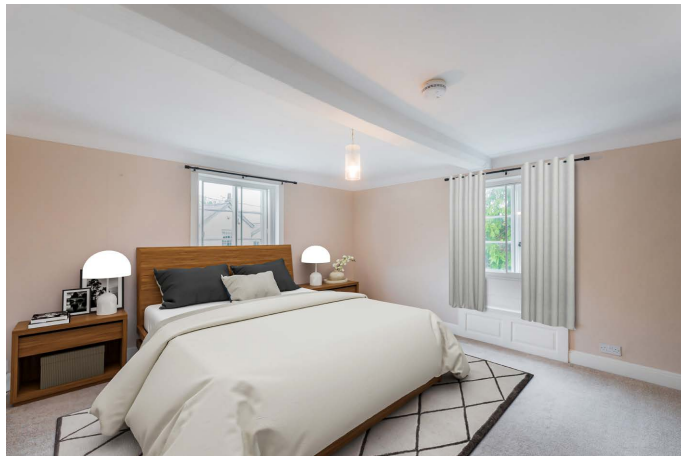
## *Modernised spaces*

From the entrance hall, stairs lead down into the barrel-vaulted cellar, a beautifully converted space with tiled floor, exposed brickwork and its own external door – making it ideal for use as a home office. Fully tanked and modernised, it's been used as a dining room in the past, but would work just as well as a playroom, teenage den or tucked-away snug.

Back on the ground floor, take the beautifully carved staircase up to the first-floor landing, a space devoted to the main bedroom and bathroom. Classic shades of cocoa and cream dress the walls, with light toned carpet underfoot.

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## Sweet dreams

On the right, the master bedroom is a vast space, with seated windows to two sides inviting an abundance of light. Part of the Grade-II listing, original built-in wardrobes offer plenty of storage, with an original fireplace also in situ, whilst the beam overhead is painted in white for a fresh, contemporary balance.

Along the landing, the main bathroom is grandly sized and furnished with a centrally filling bath with showerhead attachment, alongside a wash basin, WC, bidet and cream heated towel radiator. Stud walling could be removed to reconnect this bathroom with the handy separate shower room next door, which again features an original fireplace.

## Original character

Continue up the stairs to the second floor, where a spacious double bedroom awaits on the right, nestled beneath a high, sloping ceiling traced by original chocolate toned beams. As the staircase splits up to the left, another double bedroom beckons, characterful, spacious and light.

Tucked beneath the eaves at the top of the house, discover a perfect study or creative retreat. A skylight overhead pushes open to welcome natural light, while a beautifully preserved panel of listed wattle and daub near the stairhead is a rare and tactile reminder of the building's early origins - history revealed and preserved.







## *Outdoors at Ivy Bank Lodge*

Beyond the house, a paved patio leads onto a gently sloping lawn, enclosed and secure with gated access to the side. Fruit trees feature, including a splendid plum tree adding a touch of seasonal delight, while the garden bathes in the afternoon sun, particularly beautiful in late spring, when the plants and trees hum with colour and life.





## Country living

Facing the old Chester Road, Ivy Bank Lodge blends Cheshire country charm with city convenience; commutable yet surrounded by countryside. Just two miles from Hoole, all the amenities are close by, including a local Post Office and shop nearby for milk and daily essentials, with good pubs like The Shrewsbury Arms and The Chester Fields offering sociable spots to eat, unwind and meet friends.

For families, the nearby Mickle Trafford Village School, just a short walk away on School Lane is ideal, with a range of secondary and independent schools also close by. And for weekend adventures, the Millennium Way cycle trail is close by; a traffic-free route all the way to the Greyhound Bridge in Chester, perfect for sunny-day rides with children. From here, it's also just a short hop to Chester Zoo, Cheshire Oaks, or the main routes into North Wales for days out by the coast or in the high mountains.

A home that's brimming with quirks and character, Ivy Bank Lodge is the perfect place for those who love a home with soul, brimming with original features and versatile rooms over four floors. A home ready for its next chapter, Ivy Bank Lodge awaits.

## Ask the owners

Where do you go when you need...



### Groceries?

The local post office and convenience store



### A walk?

Millennium Way - There are lots of circular walks here ranging from 3 to 10 miles



### A bite to eat?

The Shrewsbury Arms, Chester



### A day out with the family?

Chester Zoo



### A local pub?

The Chester Fields, Chester



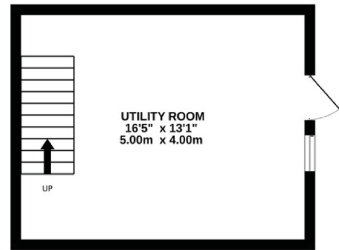
### School?

Mickle Trafford Village School

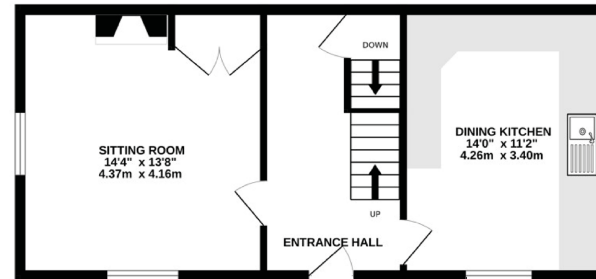




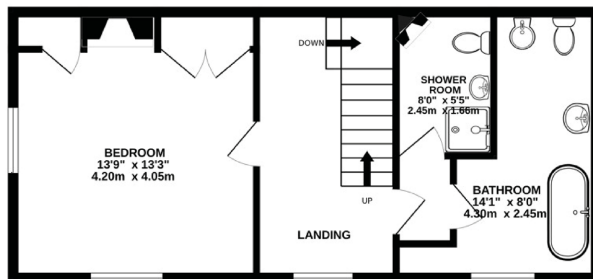
BASEMENT  
215 sq.ft. (20 sq.m.) approx.



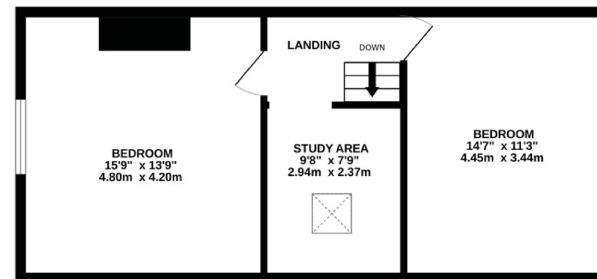
GROUND FLOOR  
476 sq.ft. (44 sq.m.) approx.



FIRST FLOOR  
474 sq.ft. (44 sq.m.) approx.



SECOND FLOOR  
473 sq.ft. (44 sq.m.) approx.



**TOTAL FLOOR AREA: 1637 sq.ft. (152 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

- Set within the sought-after commuter belt of Mickle Trafford
- Grade II listed home
- 1637 square feet of internal living space
- Charming character features throughout the home
- 3 bedrooms, 2 bathrooms
- Versatile reception rooms and cellar
- Close to nearby amenities, schools and local walks

See Phil's  
Video  
Tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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