



IVY HOUSE

TILSTON | MALPAS | SY14 7DU





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Malpas 3.5 miles | Whitchurch 9.7 miles | Chester 11 miles | Tarporley 13.4 miles
(all mileages are approximate)

A TRULY SPECIAL CHESHIRE HOME WHERE THE SETTING, GARDENS AND
LAND COMBINE TO CREATE SOMETHING CONSIDERABLY MORE THAN
THE SUM OF ITS PARTS.

Spacious Detached Country Home
Magical Landscaped Gardens & Land to 2.6 acres
Spacious Accommodation and Wonderful Rear Extension
Circular Drive, Garage and Range of Outbuildings
Close to the A41 and the Village of Malpas



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Occupying an enviable rural position on the edge of the highly regarded village of Tilston, Ivy House is a substantial and versatile detached family home extending to over 1,800 ft². The property occupies an exceptional 2.6-acre plot, incorporating magical landscaped gardens, adjoining paddocks for grazing animals, mature woodland and a picturesque stream, creating a truly special countryside setting with outstanding lifestyle appeal.

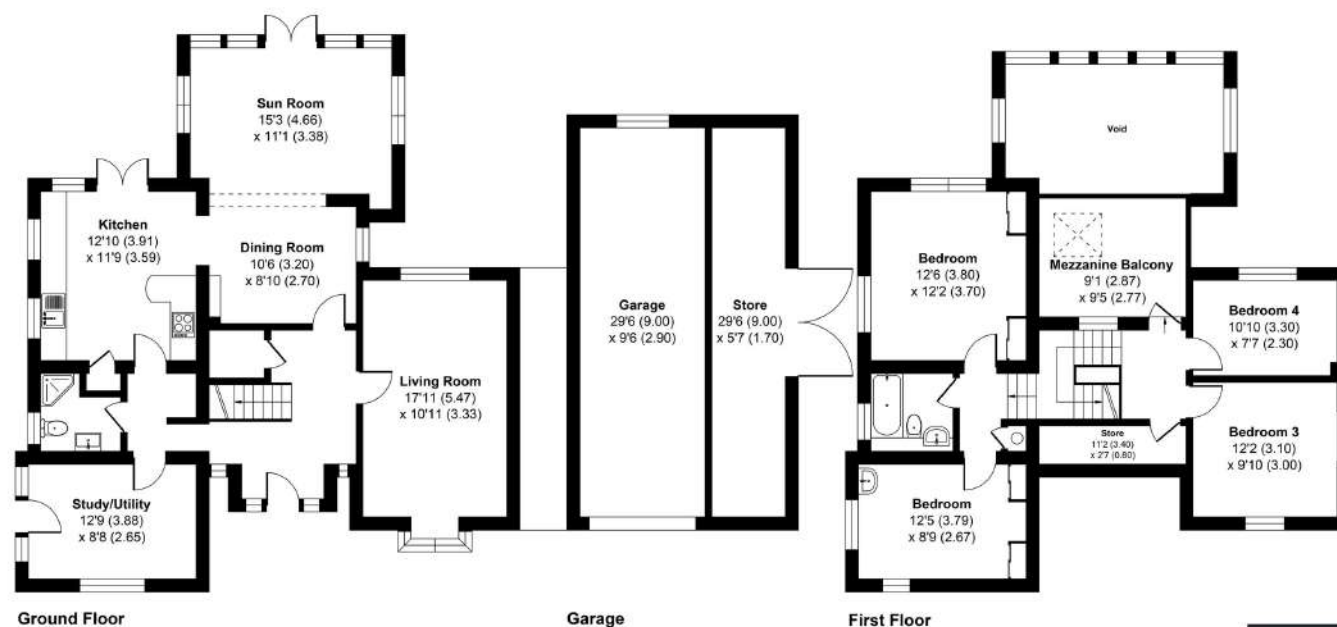
SITUATION

Ivy House enjoys the best of both worlds: a peaceful rural setting surrounded by countryside, yet within easy reach of village amenities. Tilston is a sought-after South Cheshire village with a friendly community, local shop, popular public house and well-regarded primary school. The surrounding countryside provides an abundance of opportunities for walking and enjoying the rural landscape. The highly regarded village of Malpas is approximately three miles away and provides a broader range of everyday amenities, including independent shops, pubs, restaurants, a doctors' surgery and well-regarded schools, including a popular secondary school.

The City of Chester and the market town of Whitchurch are readily accessible and provide an extensive range of shopping, educational, leisure and recreational facilities, together with supermarkets, independent retailers and a railway station providing useful connections to the wider region. The property also enjoys excellent road links, making Chester, Wrexham, North Wales and the wider Northwest readily accessible.

PROPERTY

The house itself has been thoughtfully extended and enhanced over the years to create spacious and adaptable accommodation that combines traditional family living with an excellent connection to the surrounding grounds.



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

Garage

First Floor



Approximate Area = 1845 sq ft / 171.4 sq m
Garage = 281 sq ft / 26.1sq m
Total = 2126 sq ft / 197.5 sq m
For identification only - Not to scale

A welcoming reception hall provides access to a series of well-proportioned reception rooms, including a cosy sitting room and dining room ideally suited to entertaining family and friends. A particular highlight is the superb garden room, which enjoys attractive views across the gardens and provides a wonderful transition between the house and its outdoor surroundings. With natural light and views over the grounds, this is a room in which the beauty and magic of the setting can be enjoyed throughout the seasons.

The kitchen forms the natural heart of the home and is complemented by a useful utility room and ground floor shower room. The accommodation is equally impressive upstairs, where four generous bedrooms are served by a family bathroom. A charming mezzanine room overlooks the garden room below and provides a versatile additional space, equally suited to a home office, reading room, hobby area or quiet retreat.



GARDENS

Approached by a sweeping circular driveway, the property is surrounded by mature, beautifully established gardens which provide an impressive backdrop. The gardens and grounds are undoubtedly one of Ivy House's greatest assets with beautifully established and landscaped gardens immediately surround the property, providing a succession of attractive spaces in which to sit, entertain and enjoy the outdoors.

From the more formal areas around the house, the grounds naturally transition into adjoining paddock and woodland pasture for grazing animals including ponies, sheep and goats, providing amenity land with enormous lifestyle appeal. These areas could suit a variety of uses, subject of course to any necessary permissions, and will be particularly attractive to those seeking space for outdoor pursuits, gardening, animals or simply the freedom that comes with owning land.

Beyond the paddocks lies a particularly enchanting woodland pasture, where a picturesque stream gently winds its way through the landscape. This secluded corner of the grounds creates an almost magical environment - a place to explore, unwind and enjoy nature, whilst providing an extraordinary degree of privacy and a true connection with the surrounding countryside. This area lies within the Tilston Conservation Area.

SCHOOLING

Tilston Church of England primary school is close by as well as Bishop Heber High which is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system and heating is via an oil-fired boiler as well as having 2 woodburning stoves.

LOCAL AUTHORITY

Cheshire West & Chester Council.

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating - E

DIRECTIONS

What3Words [///baked.guitars.emeralds](https://www.what3words.com/baked.guitars.emeralds)
Approaching from the north on the A41 about 1.5 miles from Broxton roundabout turn right for Tilston or approaching from the south on the A41 about 1.5 miles from Hampton roundabout turn left for Tilston. Follow Duckington Lane for another 1.5 miles and the property is situated on the left just after the turning for Lowcross Lane.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



