



The Sugar House  
Manley, Cheshire



# The Sugar House

Sugar Lane, Manley,  
Cheshire, WA6 9HW

A superbly designed & specified 5 Bed Barn conversion in one of the finest locations in Cheshire; with equestrian facilities, outbuildings & approx. 7 acres.

- Professionally designed creative interiors throughout with range of bespoke finishes to high specification.
- GF: Lobby, dining room, drawing room, breakfast kitchen, snug, study, utility, rear hall / boot room, WC x 2.
- FF: Galleried landing, master bed suite with dressing room & en-suite.
- Further 4 double beds, 2 en-suites, family bathroom, laundry room.
- Gated driveway, large parking sweeps, landscaped gardens & spacious patio areas.
- 5 stables, tack & feed room, lean to hay barn, 55m x 27m outdoor arena.
- Large timber clad outbuilding in two parts with scope for range of uses.
- In all about 7 acres, P & R fenced paddocks, excellent outriding.
- Breath-taking far reaching views from elevated position & excellent accessibility

Manley 1m | Mouldsworth 1m |  
Frodsham 4m | M56 (J12) 4m | Chester  
9m | Tarporley 10m | Liverpool 23m |  
Manchester 33m



## Communications

The area is well served by roads, Junction 14 on the M56 being 4 miles allowing for ease of access to the M6 and national motorway network permitting daily travel to multiple areas of commerce throughout the North West.

Liverpool and Manchester international airports are 15 and 25 miles respectively and travel to London is available via Runcorn station which is 7 miles providing a sub-2 hour inter-city service to Euston.

## Location

The Sugar House offers quite possibly, one of the finest locations in Cheshire, with stunning elevated views over formal gardens, paddocks, lakes of Manley Mere and the Welsh mountains in the far distance.

This tranquil setting is also blessed with excellent accessibility. The property is situated just outside the popular villages of Manley, Mouldsworth & Ashton; conveniently situated about 4 miles from the market town of Frodsham, which offers a good range of local shops and services. The city of Chester approximately 9 miles to the west offers a more comprehensive range of services.

On the recreational front, amenities in the area include a popular local pub in Mouldsworth, with a wealth of highly regarded restaurants and pubs in the vicinity; the publically owned Delamere Forest, long regarded as one of the most scenically attractive areas in the County, extending some 972 hectares and offering excellent walking, cycling, orienteering, bridleways, & many other outdoor activities.

Windsurfing at Manley Mere; Golf at Frodsham,





Delamere & Sandiway; for those with equestrian interests Hunting is with the Cheshire Forest or Cheshire Hounds; the nearby Cheshire Polo Club; Kelsall Hill Equestrian Centre & Somerford Park Equestrian Centre; Horseracing at Chester, Aintree, Haydock & Bangor; & for motor racing enthusiast Oulton Park, nr Tarporley. Manley village has a primary school and there are excellent secondary schools nearby including The Grange at Hartford and the Kings and Queens in Chester.

### Description

The Sugar House has been meticulously designed and specified by professional interior designers and landscapers to create this truly first class property. The interior layout and design are of exemplary quality throughout with an array of bespoke design features, large amounts of natural light, multiple exposed beams and timbers.

Externally the delightful gardens, stunning elevated views, equestrian facilities and outbuildings ensure this will appeal to a broad range of potential purchasers.



## Accommodation (see floor plans)

The accommodation, in brief, comprises:

### Ground Floor:

Entrance Lobby through solid oak door, with mosaic pebble flooring, doors off to a WC & a comms / Boiler cupboard.

Dining Room (or extended Hall) with limestone flagged flooring, a feature Tadelakt open fire place, French doors to side gardens, exposed beams, handmade stairs to first floor with cast iron handrail.

Drawing Room, a stunning reception room with triple aspect French doors x 4 to gardens, suspended fireplace with stone hearth, polished plaster surround, exposed beams and recessed sound system.

Breakfast Kitchen, an open plan Kitchen / Dining space, with a dual aspect to front and French doors to the rear patio, stone flooring, range of units, central island, integrated dishwasher, fridge freezer, twin Belfast sink, 4 oven electric Aga & electric induction hob & surround sound speakers.

Snug, off the central hallway, with open fire place, French doors to rear patio & exposed beams.

Study with windows to the front and exposed beams.

Rear Hall, with side external door, stairs to first floor landing, stone floor, boot room / cloaks hanging.

Utility, with stone floor, dual aspect windows, twin sink, store cupboard, electric fuse board and WC off.





### First Floor:

A spacious galleried landing with built in bespoke Library unit.

Master Bedroom Suite – a design triumph with vaulted ceiling, exposed beams, triple aspect windows, a Juliet balcony from where some of the finest views in Cheshire can be admired.

Dressing Area with spacious walk in wardrobe. En-suite with his and her sink hand tooled into a slate work top, underfloor heating, walk in shower, heated towel rails, WC and porthole window.

Bedroom Two with windows to the rear, range of built in wardrobes, exposed beams.

En-suite with underfloor heating, walk in jet power shower, heated towel rail, porcelain tiled floor, porthole window & WC.

Bedroom Three with dual aspect windows, porthole and Juliet balcony, vaulted ceiling, exposed beams. En-suite with underfloor heating, walk in shower, reclaimed wood interfaces, wall hung WC, heated towel rail.



Bedroom 4 with porthole window to the front, built in wardrobes, exposed beams.

Bedroom 5 with feature built in "Cabin Bed", porthole window to the front & built in shelving. Family Bathroom with bath, WC, sink and heated towel rail.

Laundry Room, a useful room on the first floor, with built in cupboards, plumbing for washing machines, sink & loft hatch.

### Externally

The property is approached via a gated, tree lined tarmac driveway into a gated spacious parking sweep principally to the front of house and also the side.

Delightful landscaped gardens and spacious patio areas surround the house offering wonderful privacy, breathtaking views and great opportunities for outside entertaining. Many of the ground floor rooms feature French doors flowing out to the patio and garden areas.

### Equestrian Facilities

The Sugar House benefits from excellent on site equestrian facilities. The L – Shaped Stable Yard is of timber construction, with a pitched roof, canopy & concrete forecourt area offering 6 stables (including one Foaling Box), a Tack & Feed Room, Lean to Hay Barn.

An excellent & sizeable Manege (approx. 55m x 27m) constructed by Maple Arenas, is post and rail perimeter fenced, the surface being a silica sand and rubber mix.

There is excellent out-riding all around the local country lanes & a Bridleway link directly from the property.

### Land

In all about 7 acres, inclusive of the House, large gardens, car park, driveways, post and rail fenced grass







turnout paddocks.

### Services

Mains electric & water. Oil central heating. Electric underfloor heating to bathrooms. Private drainage. There is cabling infrastructure in place for a wireless network around the house.

### Directions

From the M56 take junction 14 (Chester Services) onto the A5117 towards Chester, after about half a mile, at the traffic lights Turn Right onto Chester Road/A56.

After about one mile, bare left onto Village Road into Dunham-on-the-Hill. Follow this road up through Dunham-on-the-Hill and at the top of the road take the Left (Barrow Lane) and immediate Left onto Manley Lane.

Follow Manley Lane for approximately 2miles, under the Bridge and then bare Left onto Cob Hall Lane.

At the top of this road on a sharp right hand bend, turn left onto The Sugar House's driveway following to the large parking sweep.



### Fixtures and Fittings note:

Aga & carpets are included. External Horse Sculpture excluded & not for sale.

All other fixtures and fittings (including curtains, furniture, decorative light fittings etc) are excluded but available by separate negotiation.

## Ground Floor

Approx. 224.1 sq. metres (2412.3 sq. feet)



## First Floor

Approx. 199.2 sq. metres (2144.0 sq. feet)



Total area: approx. 423.3 sq. metres (4556.3 sq. feet)

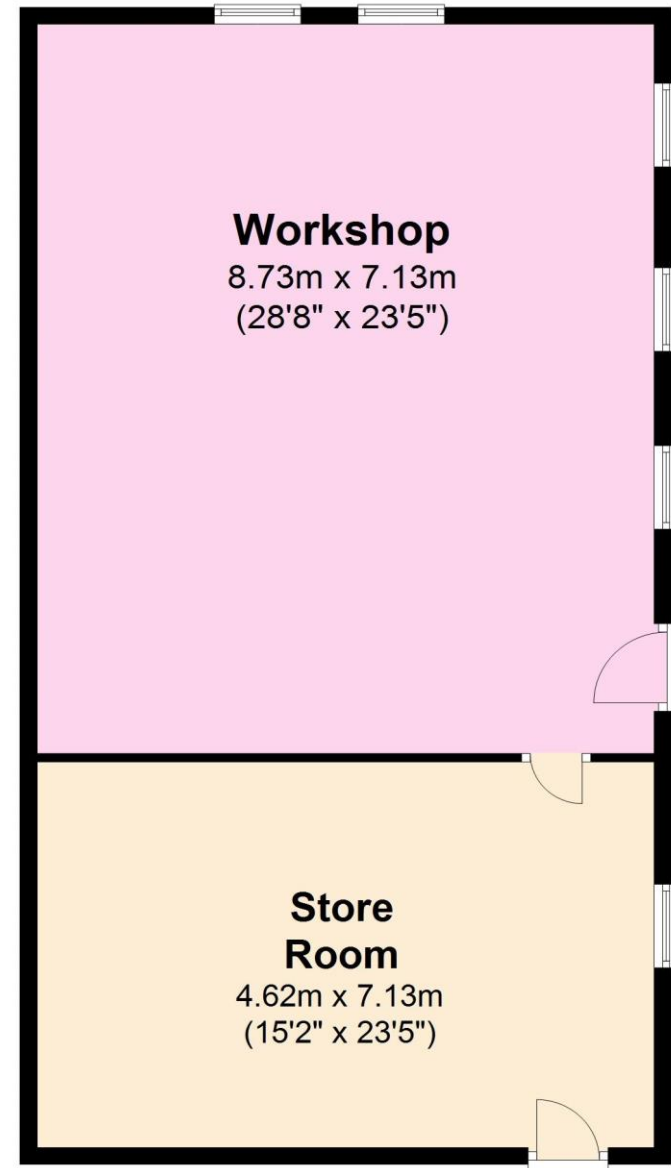
To scale only, not to size  
Plan produced using PlanUp.

**The Sugar House, Sugar Lane, Manley**



## Ground Floor

Approx. 95.8 sq. metres (1031.6 sq. feet)



Total area: approx. 95.8 sq. metres (1031.6 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

**Sugar House Outbuildings, Manley**



Shropshire (Head Office)  
Franks Barn  
Preston on Severn  
Uffington  
Shrewsbury, SY4 4TB  
01743 709249

Cheshire  
Handley House Norbury  
Town Lane Whitchurch  
Cheshire, SY13 4HT  
01948 666695

Website:  
[jacksonequestrian.com](http://jacksonequestrian.com)  
[jackson-property.co.uk](http://jackson-property.co.uk)

Email  
[info@jackson-property.co.uk](mailto:info@jackson-property.co.uk)

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