



The Firs
Tattenhall | Cheshire





The Firs

Frog Lane, Gatesheath,
Tattenhall, Cheshire, CH3 9DN

A charming, 5-bedroom Georgian property with an excellent range of outbuildings, annex and stables, set in outstanding landscaped gardens and circa 5 acres of land.

- A handsome, detached property, originally dating back to the early 19th Century.
- GF: impressive entrance hall, large drawing room, dining room, kitchen/breakfast, snug, utility and downstairs WC.
- FF: 5 double bedrooms, one with en-suite and two family bathrooms.
- Several adjacent outbuildings for storage and workshops.
- 1-bed annex with living room, kitchen, utility and shower.
- Two large outbuildings, one with pp to convert into a 5-bedroom property.
- A range of stables with tack room facilities and storage.
- 20m x 60m outdoor floodlit manege.
- Outstanding mature, landscaped gardens.
- Standing in circa 5 acres.

Approximate distances (miles):
Tattenhall 2m | Christleton 4.5m | Chester 7m
Tarpurley 8m | Malpas 10m | Wrexham 13m
Liverpool 33m | Manchester Airport 35m
Manchester 45m



Situation

The Firs is situated in the hamlet of Milton Green, only a short distance from the village of Tattenhall. The property is set within a rural position and enjoys long ranging views towards the East and Bolesworth Castle.

The nearby village of Tattenhall is one of Cheshire's most highly regarded villages, offering a range of facilities including a diverse selection of shops, post office, café's, restaurants, pubs, doctor's surgery, church and a highly regarded primary school. The village can cater for most day-to-day needs and also benefits from a recreational club with cricket, tennis and football teams of all ages.

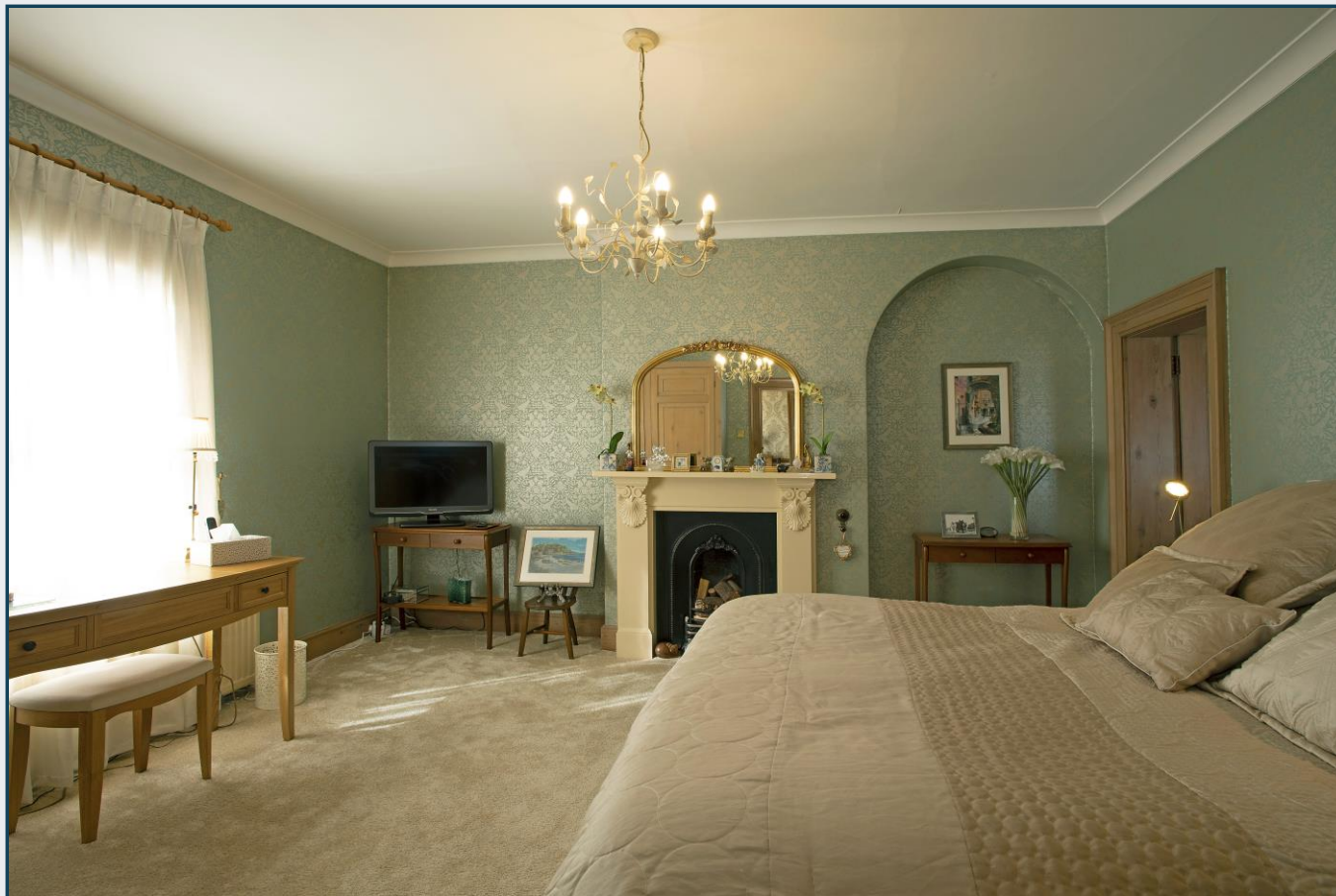
The heritage City of Chester with Roman and Tudor origins has a great array of shops, notable schools including Kings School, Queens School, Abbeygate College, an expanding university and sporting facilities.

The property is within close proximity to the A41, linking Whitchurch to Chester and beyond. It is within daily commuting distance of Manchester and Liverpool via M53 & M56. Chester mainline train station offers excellent services to London, Liverpool and Manchester.

Local Equestrian attractions include Horse Racing at Chester, Haydock and Bangor on Dee; Hunting with the Cheshire and Wynnstay hounds; Polo at Cheshire Polo Club in Little Budworth; Kelsall Hill Equestrian Centre, show-jumping at Southview, Broxton Hall Gallops; excellent outriding via the local country lanes and the nearby Peckforton and Bickerton Hills.

There are several golf courses locally at Carden Park, Tarporley, Waverton, and Aldersey Green; motor racing at Oulton Park; Rugby and cricket clubs at Whitchurch and Chester.





Description

The Firs is a substantial Georgian property, with its history dating back to the early 19th Century. The Georgian features can be found throughout the property with large sash windows and original oak shutters, tall ceilings and light and airy rooms.

The imposing front elevation is typical to the era with impressive sash windows, shallow pitched roof and flanking chimney stacks. The original panelled front door leads into welcoming entrance hall with high ceilings and decorative corning, a trait which runs through each room. The hallway contains an elegant staircase leading to the first floor and a doorway for access to the cellar beneath.

Off the hallway are the two principal reception rooms, which are ideal for family living and entertaining. The dining room has a large bay window, an open fireplace with marble hearth and wooden surround. The drawing room is an ideal entertaining space with an open fireplace, bay window with original shutters and decorative corning.

The kitchen spans the width of the building, with windows facing onto the front and rear and French doors leading onto the patio area. This room is light and airy with exposed beams and Fired Earth tiled floor throughout. There are several ground and wall mounted oak units with granite worktops, integrated appliances and an ILVE oven and induction surface cooker.

Just off the kitchen is a family sitting room overlooking the courtyard. Adjacent to the kitchen is the utility room with side door onto the courtyard and a downstairs WC with hand basin.



The first-floor comprises a master bedroom with fitted wardrobes and a shower en-suite. There are two further double bedrooms and a family bathroom on this level. From the principal landing there is a short staircase leading onto a lower landing where there are two further double bedrooms with a second family bathroom.

Externally

The property is approached through a double timber gated entrance via Frog Lane. There is a circular courtyard with mature trees and lawned area in the centre.

The gardens are a mixture of mature lawns, secluded suntraps and patio areas- perfect for entertaining. There is a vegetable garden with a summer house beyond and various inbuilt sitting areas to catch the sun during various parts of the day.

There are two extensive brick-built outbuildings. The first containing a first-floor level, 1-bed flat with a living room, kitchen, utility and shower-room. This self-contained unit has the relevant planning permissions and building regulations and has been regularly let on short term agreements. The remainder of the first building has been used for equestrian purposes with a foaling box and 2 large loose boxes, tack room and extensive loft space above. This range has the benefit of planning permission which includes a Lawful Development Certificate (LDC number below) for the conversion of the whole to a 5-bed dwelling, independent to the main house, with a gross internal area of circa 4,600 sq ft.

LDC Application Number 11/015794/LDC
Planning Permission Number 03/01684/FUL
Cheshire West & Chester Council



The second traditional range, also brick built, currently acts as more stables and storage. Currently with three large stables and a pony box with a flexible internal layout. This unit also has potential for development with the appropriate planning permissions.

Both buildings have the benefit of mains water and electricity supplies.

Manege

Nearby the buildings is a 20m x 60m outdoor, floodlit arena. The arena is post and rail fenced with mirrors and an excellent silica sand, rubber and fibre surface.

Land

The main block of land is divided into four paddocks and are all down to grass. The land is either post and rail fenced or mature hedge. The whole extends to 4.79 acres.



Services

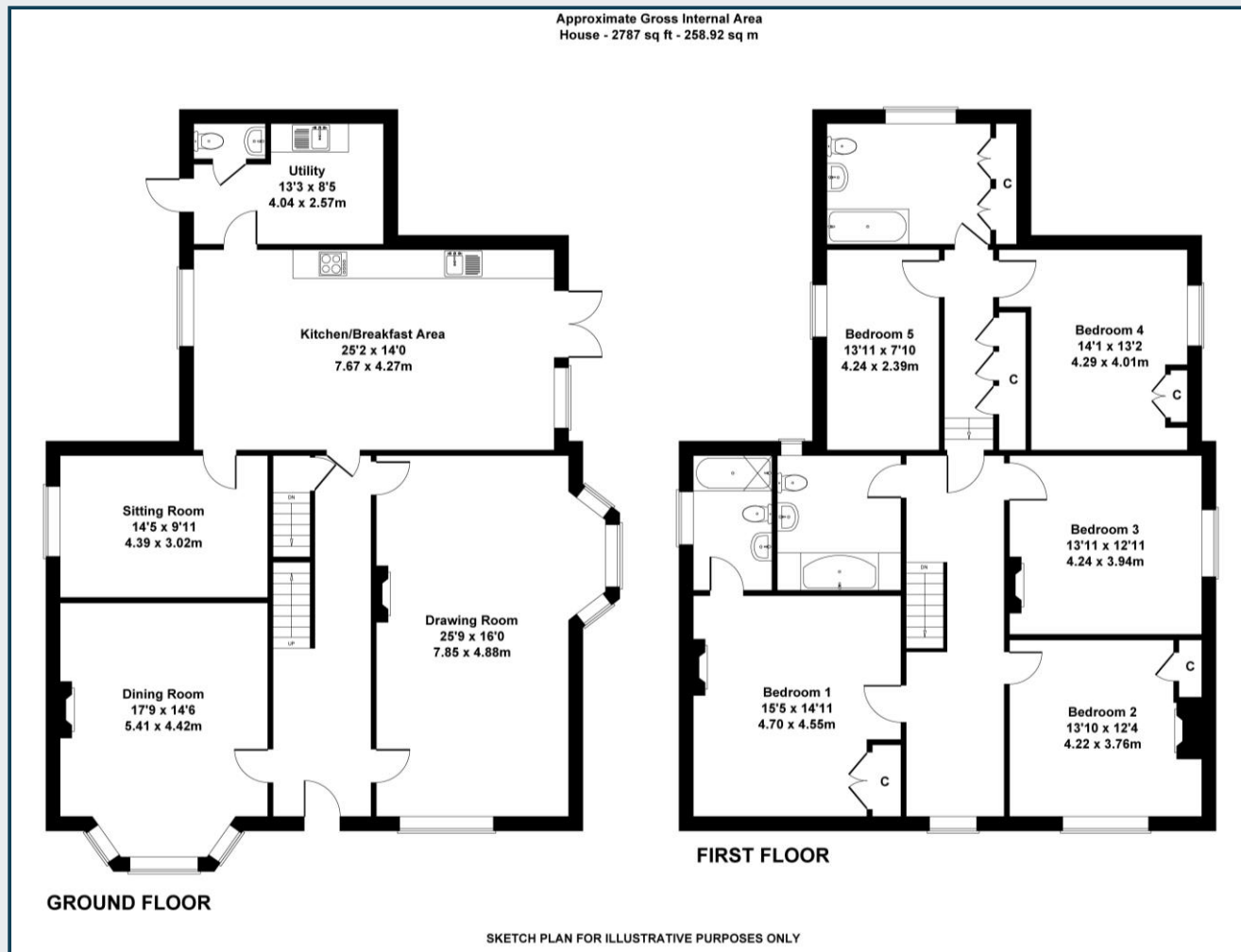
Mains electricity & water
Private drainage via septic tank
Oil fired central heating and hot water
House EPC rating E
Flat EPC rating E

Local Authority

Cheshire West
www.cheshirewestandchester.gov.uk

Viewings

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.



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