



37 Beauty Bank
Whitegate | Cheshire



37 Beauty Bank

Whitegate, Northwich
Cheshire, CW8 2BP

A spacious, semi-detached property with stables and land in Whitegate, Cheshire.

- 3-bed, semi-detached property with land and stables
- Entrance hallway, open plan kitchen/dining, living room and w.c.
- Master bed with fitted wardrobes, 2 further bedrooms and a family bathroom
- Attractive gardens and patio areas to the front and rear
- Summer house, garden workshop and parking area
- Excellent location and countryside views
- Two timber-built stables and lean-to store
- Approx. 2 acres of flat grass paddocks
- Virtual tour available on request

Distances in approx. miles:

Whitegate 1m | Hartford 4m | Northwich 5m
Tarpoley 8m | Crewe 11m | Chester 16m
Manchester 31m

Location

The property is located on Beauty Bank which is a no-through, quiet country lane, conveniently within walking distance of the popular local pub the Plough Inn. The desirable village of Whitegate is very picturesque with its historic church and traditional village green. There is a village primary school along with both Frodsham and Tarpoley offering excellent primary and secondary



schools locally with private schooling being available at The Grange School in Hartford only 4 miles away.

Whitegate provides convenient access to major commercial centres within the North West of England and Manchester and Liverpool International Airports. The motorway network is accessible via the M6 from the A556 nearby in Sandiway and north via the A49 to the M56. Additional amenities can be found nearby in the neighbouring village of Hartford where there is a main line railway station (Crewe - Liverpool) with services to London and with Greenbank and Sandiway stations on the Altrincham to Chester line.

Vale Royal Abbey Golf Course and Sandiway Golf Club are both within easy reach with many more golf courses also locally available.

There are several state and private schools within the area. Frodsham and Tarporley offer both primary and secondary schools, whilst the well-known Grange School is located at the nearby Town of Northwich.

The area is renowned for the Whitegate Way, an old railway walk which can be accessed within half a mile for excellent walking and off-road hacking on horseback from the property along with access to some wonderful walks and hacking within the woodland and around the lakes at Delamere Forest beyond.

This is an excellent location for equestrian enthusiasts as there are an abundance of venues and equestrian centres within the area including eventing & show jumping at Kelsall Hill Equestrian Centre, Aintree & Somerford Park.





Description

The property is entered via a glazed front door leading into the hall with access to the sitting room, kitchen and downstairs w.c. with stairs to first floor level. There is useful storage under the stairs and the glazed entrance door floods light into the hall and onto the living room beyond. The ground floor is mainly open plan between the kitchen, dining room and sitting room creating a lovely feeling of space and natural flow around the property. The dining area has a large bay window and separate glazed patio doors which open to the rear garden and patio area. The kitchen has a range of base and wall mounted units with space for a dishwasher, washing machine and electric range cooker. The breakfast bar provides an open divide to the dining room with space for table and chairs within the bay window area. There is an external stable door entrance to the kitchen with access along the full side of the property, from the front to rear. The sitting room leads off the spacious dining room, having a solid oak floor and open fire giving the room a lovely focal point and a window to the front garden with space for an office desk in the corner.



At first floor level, there are three good sized bedrooms, two having fitted wardrobes. All the bedrooms enjoy excellent rural views out over the local countryside. The family bathroom has a three-piece white suite and an electric shower over the bath. There is ladder access to a large boarded out attic space with Velux roof lights and power connected.

Outside

There are mature gardens to the front and rear of the property both having seating areas to enjoy the sun at any time of the day. The front is protected by a mature hedge onto the road with garden gate off. From the patio doors off the dining room there is a decked barbeque area which has a small pond adjacent. This then leads you down the lawned garden to the timber workshop building and parking area to the rear. From the end of the garden, there is direct access to the land and stables which are being offered with the property.

Land & Stables

There is a convenient parcel of land that is being offered with the property that equates to approximately 2 acres of flat pasture with hedge and stock fenced perimeter. The land is believed to be of a light sandy soil type, ideal for all year turnout for horses.

Access to the land is via right of way in common with the neighbouring properties off Beauty Bank lane. The land contains a small orchard with a variety of fruit trees and there are two timber-built stables set on an earth floor with rubber matting, the stables have solar powered LED lighting off a rechargeable battery and mains water connected from the house. There is also a lean-to storage building off the side of the two stables. The land also has a Registered Holding number for livestock.



Local Authority

Cheshire West & Chester Council
Tax Band - C

Services

All mains services are connected to the property. (Electric, Gas, Water & Drains).
Double glazed windows throughout.
EPC rating - D (67/98)

Viewings

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

Directions

Post Code: CW8 2BP

From the A54 Chester to Winsford road, proceed towards Winsford. On approaching the edge of Winsford, you will meet a roundabout, follow this straight on onto the B5074. After a short drive take the next left onto Whitegate Road which leads onto Dalefords Lane. After approx. 1 mile turn right onto Beauty Bank. Follow this for about ½ a mile and the property; No. 37 will be found on the left-hand side.



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
jackson-property.co.uk
Email
info@jackson-property.co.uk

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.