



Sprayville
Whitegate | Cheshire





Sprayville

Sandy Lane, Whitegate
Cheshire, CW8 2BX

An immaculate and spacious 3-bedroom detached property with land and stables in the highly desirable location of Whitegate, Cheshire.

- Entrance hallway, open plan kitchen/dining, large living room, utility & w.c
- Master bedroom with ensuite, two double bedrooms and a family bathroom
- South facing garden & patio area with BBQ house
- Garden office or gym cabin and separate bar area for entertaining
- Idyllic, quiet location with countryside views
- Four timber-built stables and lean-to store
- Secure tack room & wash box with hot water connected
- Excellent out-riding via the Whitegate Way
- Approx. 2.33 acres of flat grass paddocks

Approximate Distances (miles)

Whitegate 1m | Hartford 4m

Northwich 5m | Tarporley 8m | Crewe 11m

Chester 16m | Manchester 31m

Description

Sprayville was constructed to provide a light and spacious 3-bed family home with the beauty of modern building standards for low running costs and open plan living.



The front parking sweep off Sandy Lane is entered via an automated timber gate between low level brick pillars and boundary wall to the gravel parking sweep ample for several vehicles. The front entrance door leads into a large hallway with stairs to first floor and provides central access to both the living room and kitchen/diner with a downstairs w.c. also off the entrance hall.

The fully fitted kitchen has been finished to a high standard with integrated dishwasher, coffee machine, microwave and dual oven under a solid granite worktop. There is a central island and further space for a large American style fridge freezer. The kitchen is open plan to a dining area with bay window overlooking the front aspect. There is an additional entrance door into the kitchen itself where there is further parking space along the side of the property. A utility room and back door to the garden flows off the kitchen with space for washing machine and housing for the wall mounted gas boiler.

The living room, formally two rooms, has been opened up to provide a bright and spacious living space with a bay window to the front aspect and glazed French doors to the rear south facing gardens and patio area.

At first floor level, the landing provides a useful office space under the dormer window with front aspect and leads to the three generously sized bedrooms. The original plans for the property were to create four bedrooms, so there is the possibly and space to undertake this, if required.





The master bedroom has a dormer window to the front aspect enjoying lovely countryside views over neighbouring paddocks and has the benefit of a roomy en-suite with walk-in drench shower and dual sinks, all with high quality finishes.

The further two bedrooms are served by a family bathroom with separate Jacuzzi bath and shower enclosure. All of the first-floor rooms have excellent countryside views to the front and rear aspects.

Externally

A neat, easy to maintain garden with ample patio area for alfresco entertaining is to the rear of the property which enjoys the southerly aspect and all-day sunshine and privacy. There is a useful timber-built home office with power and water connected which would have a verity of uses as it is a secure space with a upvc window and door. To the end of this building is an open fronted, purpose built and fully fitted bar for entertaining along with the 'BBQ house', a timber built and covered area for barbequing throughout the year.



Either side of the garden are pedestrian access gates to the parking on one side and access track down to the stables and land that the property benefits from.

Land & Stables

There is a convenient parcel of land that is being offered with the property that equates to approximately 2.33 acres of flat pasture with hedge and stock fenced perimeter and is split into paddocks with posts and electric. 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 a stone track off Sandy Lane, adjacent to Sprayville itself via its own automatic gate.

The four timber-built stables have a concrete apron which creates their own courtyard by facing one another and are set on hardstanding with rubber matting in each of the stables with mains electricity and water connected from the house. Storage is provided by a lean-to off the rear of two stables and there is a secure tack room within a steel container (8' x 10'), neatly positioned behind the stable block. There is a useful wash box adjacent to the tack room having an LPG hot water shower and separate area within for a washing machine and additional storage. The stables are surrounded by a good hardstanding area for parking and turning with access to all of the paddocks.

There are no known public rights of way across the land and is sold with any wayleaves and easements which may be applicable.

Location

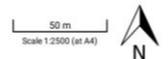
The property is located off the quiet Sandy Lane, conveniently within walking distance of the popular local pub the Plough Inn. The desirable village of Whitegate is very picturesque with its historic church and traditional village green. There is a village primary school along with both Frodsham and Tarporley 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 Northwest of England and Manchester and Liverpool International Airports.

Sprayville, Sandy Lane, Whitegate, CW8 2BX



Produced on Feb 9, 2023.
© Crown copyright and database right 2023 (licence number 100059532)





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.

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. Sprayville therefore offers an excellent opportunity as a lifestyle equestrian property, making use of its fabulous location with access to the Whitegate Way, just up the lane.

This is an excellent location for equestrian enthusiasts as there are an abundance of venues and equestrian centres within the area including hunting with the Cheshire Forest or Cheshire Hounds; polo at the Cheshire Polo Club nr Tarporley; eventing & show jumping at Kelsall Hill Equestrian Centre & Somerford Park Equestrian Centre; horseracing at Chester, Aintree & Haydock.

Local Authority

Cheshire West & Chester Council

Tax Band – TBC



Services

All mains services are connected to the property (Electric, Gas, Water & Drains).

Double glazed windows throughout.

EPC rating – SAP report undertaken on 24/8/16 and is available via the agents.

Tenure

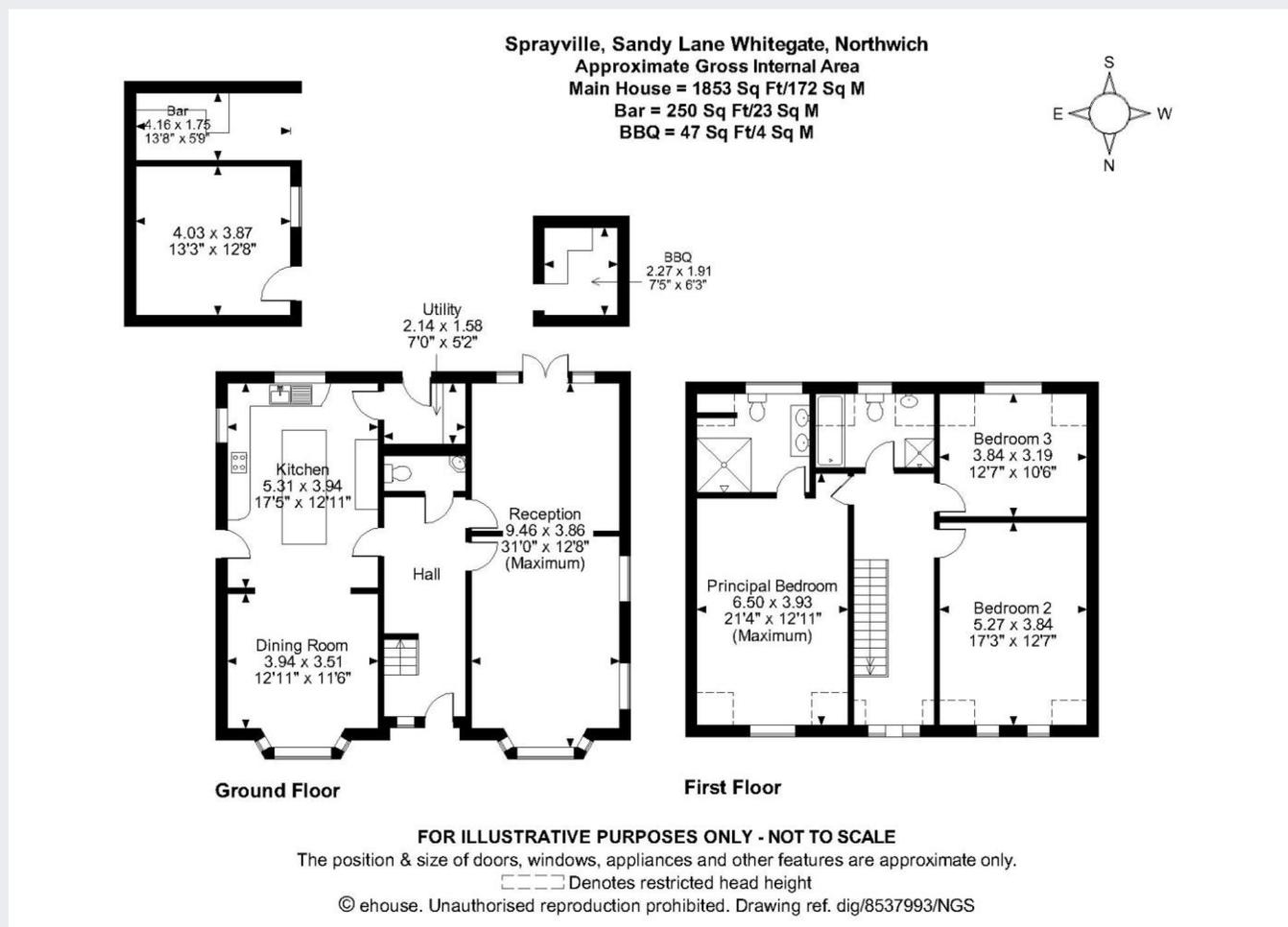
Freehold with vacant possession on completion

Viewings

Strictly by prior appointment with the agents Jackson Property: 01948 666695 or 01743 709249 or email info@jackson-property.co.uk

Directions

From Chester following the A54 onto the A556 Chester Road towards Sandiway, follow straight over at the traffic lights with the Shell petrol station on the left. Follow for a further ½ a mile and turn right at the next traffic lights onto Dalefords Lane. After about 1½ miles, Sandy Lane will be on the right hand side, take this right and the property will be found as the second property on the left hand side.



Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: 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.