



FOUNTAINHEAD COTTAGE
BRASSEY GREEN, NR. TARPORLEY

JACKSON-STOPS 

**FOUNTAINHEAD COTTAGE, HUXLEY LANE,
BRASSEY GREEN, TARPORLEY, CHESHIRE, CW6 9UG**

TOTAL APPROX. GROSS INTERNAL AREA: 6,300 SQ FT / 585.27 SQ M

A WONDERFUL COUNTRY PROPERTY
OCCUPYING AN EXTREMELY PRIVATE AND
PEACEFUL LOCATION CLOSE TO TARPORLEY
WITH LAND, STABLING AND FAR REACHING
VIEWS ACROSS OPEN COUNTRYSIDE TO
BEESTON AND PECKFORTON CASTLES



GROUND FLOOR

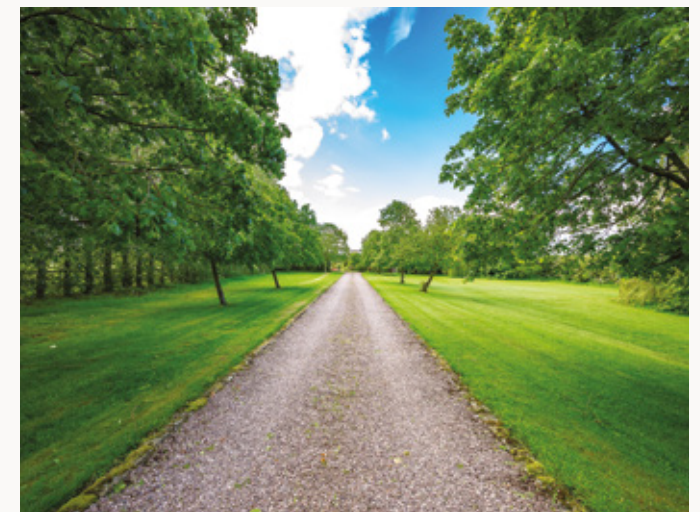
- Reception Hall
- Sitting Room
- Lounge
- Dining Room
- Open Plan Kitchen with sitting & dining areas
- Utility
- Separate W.C.

FIRST FLOOR

- Master suite with Dressing Area & En-Suite Bathroom
- 4 Further Double Bedrooms
- 2 Bath/Shower rooms (1 En-Suite)

OUTSIDE

- Large Garage with Storage
- Indoor Swimming Pool
- Stabling
- Pasture
- Mature Lawned Gardens with Pond
- In all approximately 14.5 acres (5.87 ha)





DESCRIPTION

Fountainhead Cottage is a simply charming period property, situated in unspoilt open countryside and positioned beautifully within its own land overlooking Beeston and Peckforton Castles. Originally three cottages, the property was remodelled in the late eighties to form one dwelling, and during the present owners' tenure since 2005 it has been further extended and upgraded. The house now comprises a beautifully proportioned home, ideal for family living constructed of brick beneath a slate roof with double glazing and LPG central heating.

The interior is full of character with many exposed wall and ceiling timbers, period fireplaces and doors. Most of the rooms have lovely aspects across the property's gardens and surrounding countryside. Of particular note is the impressive kitchen with open plan seating and dining area extending into a garden room which opens directly to a lovely terrace, wonderful for everyday living and entertaining. The kitchen and bathrooms are all well appointed, with the kitchen having

plenty of storage, island with chopping block and integrated appliances and range style cooker. The formal reception rooms all have fireplaces, the sitting room extension has a woodburner.

At first floor level there are five good sized double bedrooms and three bath/shower rooms, two of which are en-suite. Much like the ground floor, there is great character and detail upstairs, and many windows giving lots of natural light. The master bedroom is an impressive large room with vaulted ceiling and Juliette Balcony to take in the south facing garden and countryside views.

In addition to the house the property enjoys excellent leisure facilities with a super range of stabling to complement the 14 acres of land, so the property should appeal to anyone with equestrian interests. There is also a lovely heated indoor swimming pool with changing facilities, which opens to a terrace.

LOCATION

Fountainhead Cottage occupies a glorious and extremely peaceful location in a particularly unspoilt part of West Cheshire, accessed off a country lane and with the most fantastic views across the surrounding countryside to Beeston and Peckforton Castles and the Bickerton Hills. Indeed, the immediate position of the property is one of its most important attributes, enjoying a high degree of privacy at the end of a long drive and surrounded by mature gardens and pasture with frontage to the Shropshire Union Canal.

The property is however conveniently placed for local services with the highly sought after village of Tarporley under 3 miles away which provides for everyday needs with shops, pubs and restaurants. Tattenhall, Bunbury and Tarvin are also nearby. The historic city of Chester (10 miles) offers a more comprehensive range of services including supermarkets, shops and restaurants complemented by out of town retail parks.





In terms of education there are state primary schools at Tarporley, Tattenhall, Huxley and Duddon, and secondary schools at Tarporley and Christleton, with a good selection of independent schools locally, including King's and Queen's in Chester, Abbeygate College at Saighton and The Grange at Hartford.

On the recreational front there are several sports clubs locally including football, rugby, cricket, tennis, squash and hockey, plus golf courses at Eaton, Portal and Pryor Hayes. There is motor racing at Oulton Park, and for the equestrian enthusiasts, racing at Chester and competitions at nearby Kelsall Hill Equestrian Centre.



COMMUNICATIONS

The property occupies a rural setting well away from busy roads and flight paths but is just under 2 miles from the A49 trunk road for travel to the south and north of the county. There is easy access to the M53 and M56 motorways which serve all the major areas of commerce throughout the north west including Liverpool and Manchester, both of which have international airports. Travel to London is available from Crewe Station, which provides a rail service to Euston in under 2 hours, and from Chester which also provides access to Liverpool, Manchester and North Wales.

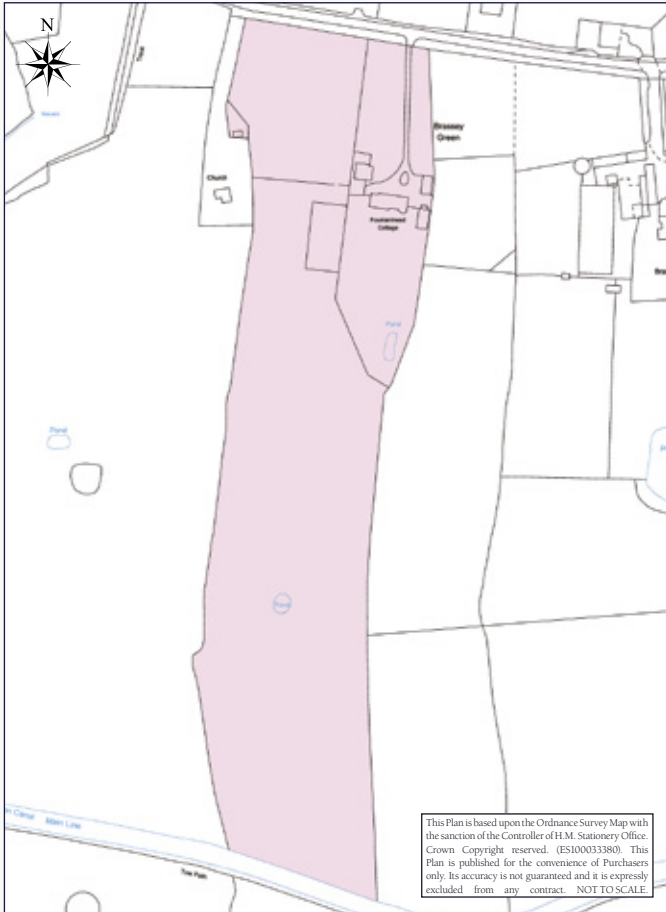
OUTSIDE

The property is approached via a long drive flanked on either side by lawns and mature trees which provide incredible privacy. Indeed, very few properties enjoy such peace and quiet whilst being so accessible. The drive continues to a turning circle and parking area in front of the house with space for numerous vehicles. There is a large detached garage of brick and block construction beneath a shingle tile roof, which has an electric door and side courtesy door. The building is served with light and power and offers excellent storage.

The pool building beyond is a timber structure and comprises the main pool room with sliding doors opening to the gardens. There is a changing room, shower/steam cubicle and a plant room housing the boiler.

On the other side of the house is the stable yard with a quality range of timber stables comprising 3 loose boxes, one being a larger foaling box, tack room and hay/feed store. The buildings are served with power and water and there is concrete





hardstanding. Beyond this is access to the former manege with has post and rail fencing, but requires re-surfacing.

The main gardens are to the south of the house from which are the most incredible views. There are mature shrubs and herbaceous borders and a wide expanse of lawn which is dog fenced and extends to a pond and copse. To the south and west is a field which is down to grass and extends to front the canal. The field has independent road access.

what3words: <https://w3w.co/skims.ulterior.nuns>

PROPERTY INFORMATION

Address: Fountainhead Cottage, Huxley Lane, Brassey Green, Tarporley, Cheshire, CW6 9UG.

Services: Mains water and electricity, LPG central heating, Oil heating for swimming pool. Private drainage. Fibre to the property.

Council Tax: Band H



FOUNTAINHEAD COTTAGE

APPROXIMATE GROSS INTERNAL AREA:

HOUSE = 3,950 SQ FT / 366.95 SQ M

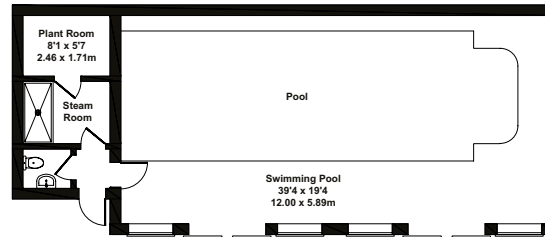
GARAGE & WORKSHOP = 687 SQ FT / 63.83 SQ M

POOL HOUSE = 904 SQ FT / 84.01 SQ M

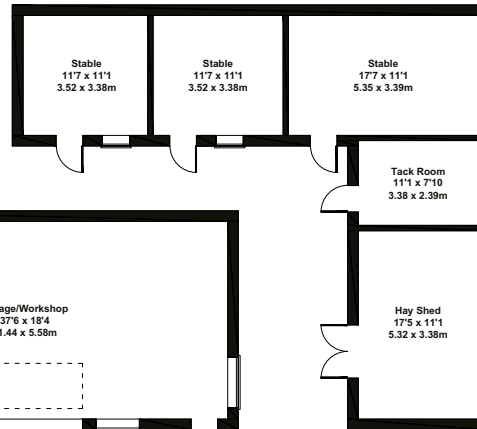
STABLES = 759 SQ FT / 70.48 SQ M

TOTAL = 6,300 SQ FT / 585.27 SQ M

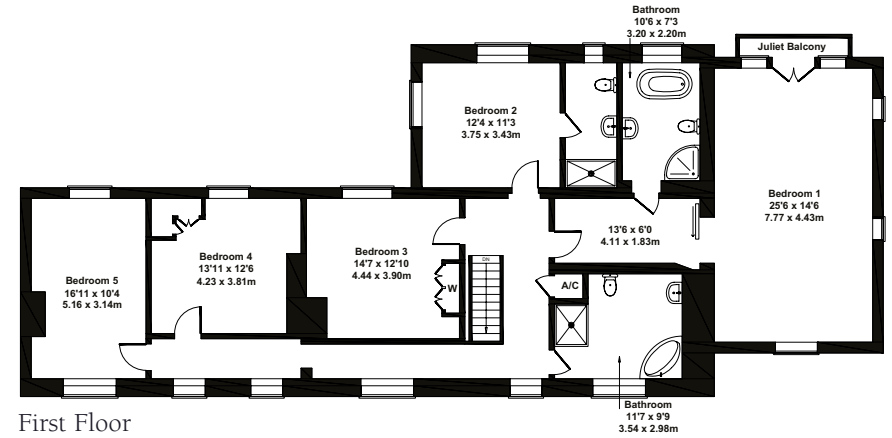
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



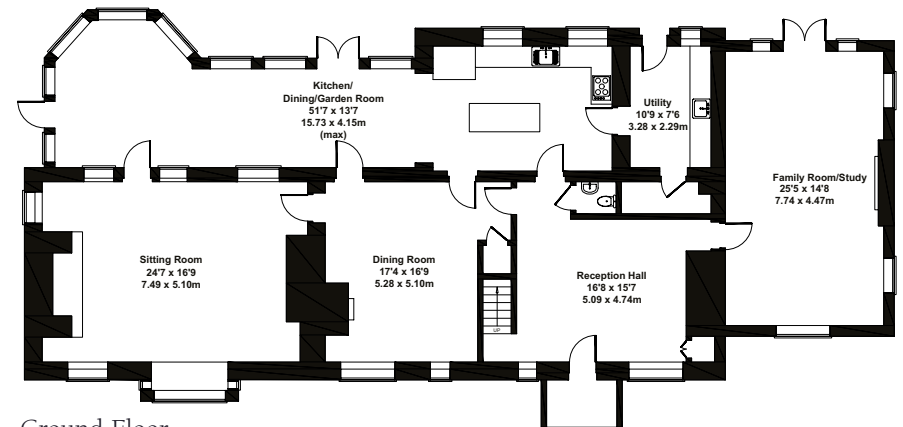
Outbuildings



Garage



First Floor



Ground Floor

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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