

# GREENGATES

TATTENHALL, NR CHESTER



JACKSON-STOPS

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**GREENGATES, BURWARDSLEY ROAD,  
TATTENHALL, NR CHESTER, CHESHIRE, CH3 9QF**

TOTAL APPROX. GROSS INTERNAL AREA: 3,056 SQ FT / 283.90 SQ M

A HANDSOME PERIOD HOUSE  
STANDING IN A DELIGHTFUL WALLED  
GARDEN SETTING WITHIN WALKING  
DISTANCE OF VILLAGE AMENITIES



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### DISTANCES

TARPORLEY 8 MILES  
CHESTER 10 MILES  
NANTWICH 15 MILES  
WHITCHURCH 13 MILES  
LIVERPOOL 38 MILES  
MANCHESTER 57 MILES  
(DISTANCES APPROXIMATE)

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### MAIN HOUSE

- Entrance Hall
- Drawing Room
- Sitting Room
- Dining Area
- Open Plan Kitchen with Living Area
- Cloakroom/W.C.
- Extensive Basement with Utility Room
- Master Bedroom with en-suite Bathroom
- 2 further Double Bedrooms
- Family Shower Room

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### OUTSIDE

- Parking for several cars
- Brick Outbuilding
- Covered Veranda with bar and seating area
- Paved Patio
- Well-stocked Mature Garden
- Formal Lawns
- Kitchen Garden & Composting Areas
- In all about 0.29 acres (0.12 hectares)





## DESCRIPTION

Greengates is a distinctive and extremely attractive Grade II listed house situated on Burwardsley Road. It is one of several period properties which collectively form a very attractive street scene within the village conservation area. Standing in a walled garden the property is set well back from the road with sweeping gravel drive to the front accessed via twin entrances. Bearing the date 1839 Greengates is built in the Georgian style and is fully deserving of its Grade II listing. The house is constructed of Flemish bond brick with a symmetrical 3 bay front façade incorporating sash windows beneath a shallow pitched roof with parapet wall. The interior is equally impressive retaining many period features including an elegant staircase, decorative plaster detailing to the ceilings, window shutters, boarded floors, tall skirting boards and panelled doors with deep architraves.





Originally built as a 4 bedroom house the master bedroom now incorporates a back bedroom to form an en-suite bathroom. At ground floor level Greengates has been sensitively extended against the east gable end to create a large open plan kitchen with living area whilst the extensive basement now has the benefit of central heating providing a more useable space. Likewise in the grounds, with access from the drive and rear garden is a brick outbuilding which has the potential to be converted and possibly extended, subject to the availability of planning permission & listed building consent, to create garaging or self-contained accommodation.

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## ACCOMMODATION

An open fronted porch with Corinthian style columns and stone steps lead up to the front door accessing an impressive entrance hall. The entrance hall extends the full depth of the house incorporating an elegant turned staircase and beyond which is a half glazed door to the rear garden beneath a





white painted lattice style storm porch. The entrance hall has ornate cornice work, modern antique style radiators and boarded floor which extends throughout the ground floor to the original part of the house. To either side of the entrance hall are formal reception rooms comprising the drawing room which has a double aspect with deep windows & shutters, decorative ceiling cornice & central ceiling rose and brick fireplace with ornate carved wood surround. On the opposite side of the hall is an open plan sitting room with dining area which again extends the full depth of the house and has a double aspect with deep windows & shutters, moulded ceiling cornice & central ceiling rose. Within the sitting room is a brick fireplace with carved wood surround housing a gas stove.



From the dining area is an inter-connecting door to the open-plan kitchen and living area with cloakroom/w.c. off. The kitchen was designed by Panorama Kitchens and contains fitted wall & base units under granite worksurfaces including a central island with sink. The appliances include a Zanussi microwave combination oven, warming draw, 2 AEG ovens, AEG gas hob & extractor and AEG dishwasher. The kitchen has a tiled floor which extends into the living area at the far end with french windows accessing a patio area and the rear garden.



Beneath the stairs access is gained to an extensive basement which mirrors the footprint of the original house. It is an extremely useable space which benefits from having central heating throughout. Within the basement is a utility room with sink & plumbing for washing machine, separate boiler room housing a Worcester gas boiler & hot water cylinder together with a series of store rooms which could be used as a gym, hobbies room & workshop.

From the entrance hall a turned staircase with mahogany hand rail leads to the first floor landing. The master bedroom is a double room with moulded ceiling cornice and plantation window shutters. The en-suite bathroom has a central rolltop bath, tiled shower with glazed screen, hand basin, low flush w.c., heated towel rail, plantation window shutters, tiled floor and half tiled walls. Bedrooms 2 & 3 are double bedrooms served by a family shower room. Both bedrooms have

plantation window shutters and fitted wardrobes. The shower room has a tiled shower, hand basin, low flush w.c., heated towel rail, plantation window shutters, tiled floor and part-tiled walls.



## LOCATION

Greengates is located in the sought after village of Tattenhall to the south of Chester. It is situated in the village conservation area and occupies a convenient position being within walking distance of the High Street and all village amenities. The village offers a comprehensive range of services including general store, chemist, dentist, doctors' surgery, coffee shop, church, pubs and restaurants. The village is 10 miles from the historic city of Chester with many high street retailers and out of town retail parks. On the recreational front the Barbour Institute is a busy venue hosting many clubs & societies and the village has a thriving sports club offering football, cricket, tennis, squash, croquet, running and a gym. There are several golf courses locally at Carden Park, Aldersey Green and Waverton. The village is also close to the Sandstone Trail with scenic walks through the Beeston and Peckforton foothills whilst the surrounding network of country lanes is ideal for cycling & running. Schooling in the area is well provided for with a very successful primary school in the village which is within the catchment area for Bishop Heber, rated as outstanding by Ofsted, on the outskirts of Malpas. Additionally, there are a good selection of private schools in the locality including Abbeygate College at Saughton and the King's and Queen's schools in Chester.



## COMMUNICATIONS

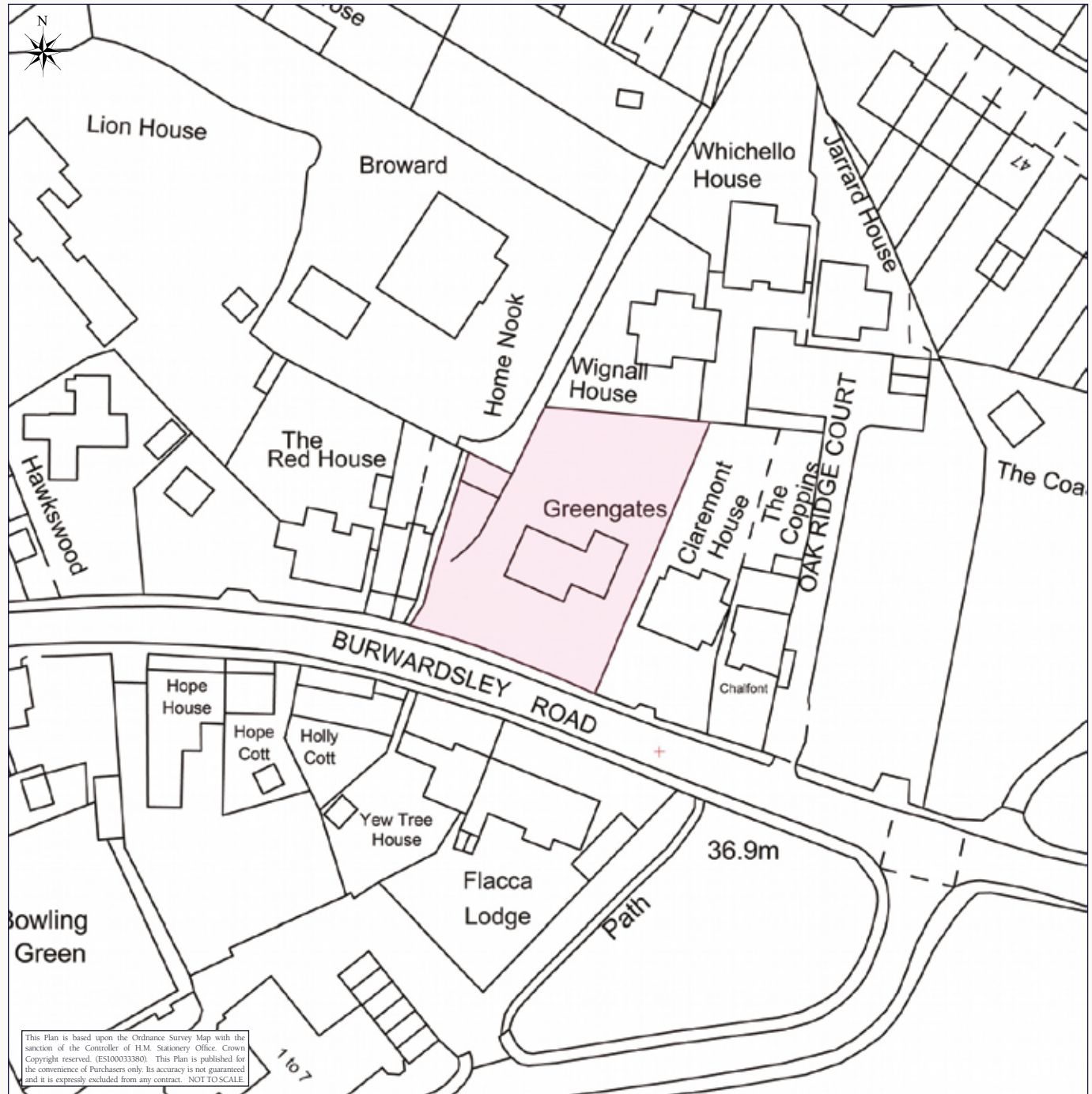
The area is extremely accessible for all areas of commerce throughout the North West. To the north beyond Chester access is gained to the M53 and M56 motorways permitting daily travel to Liverpool and Manchester. To the south the A41 connects with the M54 allowing for ease of access to The Potteries, Telford, Wolverhampton and Birmingham. Liverpool and Manchester international airports are 28 and 33 miles respectively and for travel to London there is 2 hr rail service from Chester Station via Crewe to Euston.

## OUTSIDE

To the front of Greengates is a brick wall below a holly hedge with twin entrances leading onto a sweeping in and out gravelled drive flanked by a lawned area beneath an impressive mature Beech tree. Against the west gable end there is additional parking and beyond which is a brick outbuilding (6.74m x 3.82m) to which power & water were once connected. It is currently used for housing garden machinery & domestic storage but with the potential for a variety of uses subject to obtaining the necessary consents.

The rear garden is extremely private & sheltered being accessible from both sides of the property and enclosed by a high brick wall with stone copings. It is favourably orientated taking advantage of the morning, afternoon & evening sun and comprises a central lawn flanked by a wide paved patio and path edged with stone sets which extends across the rear elevation with access to the entrance hall via the back door and kitchen via French windows. At the far end of the garden against the wall is a covered veranda with bar and decked seating area which can be lit in the evening via a solar powered lighting system.

To either side of the lawn are beautifully stocked shrub & herbaceous borders containing Roses, Peonies, Geraniums, Alliums, Choisya, Skimmia, Laurel and Hydrangea. Within the wall is a solid arched gate leading into a walled side garden with timber & felt garden shed, raised timber decking, vegetable garden and log store.



## PROPERTY INFORMATION

**Address:** Greengates, Burwardsley Road, Tattenhall,  
Nr Chester, Cheshire, CH3 9QF.

**Tenure:** The property is freehold with vacant possession.

**Services:** Mains water, electricity, gas and drainage. Central heating is courtesy of a Worcester gas boiler. Telephone line and Broadband connection.

**Local Authority:** Cheshire West & Chester Council -  
T: 0300 123 8123.

**Council Tax:** Band G - £4,223.82 payable 2026/27.

**Town & Country Planning:** Greengates is listed Grade II and is situated within the village conservation area.

**Fixtures:** Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

**Viewing:** Strictly by appointment via the Chester office of Jackson-Stops - T: 01244 328 361.

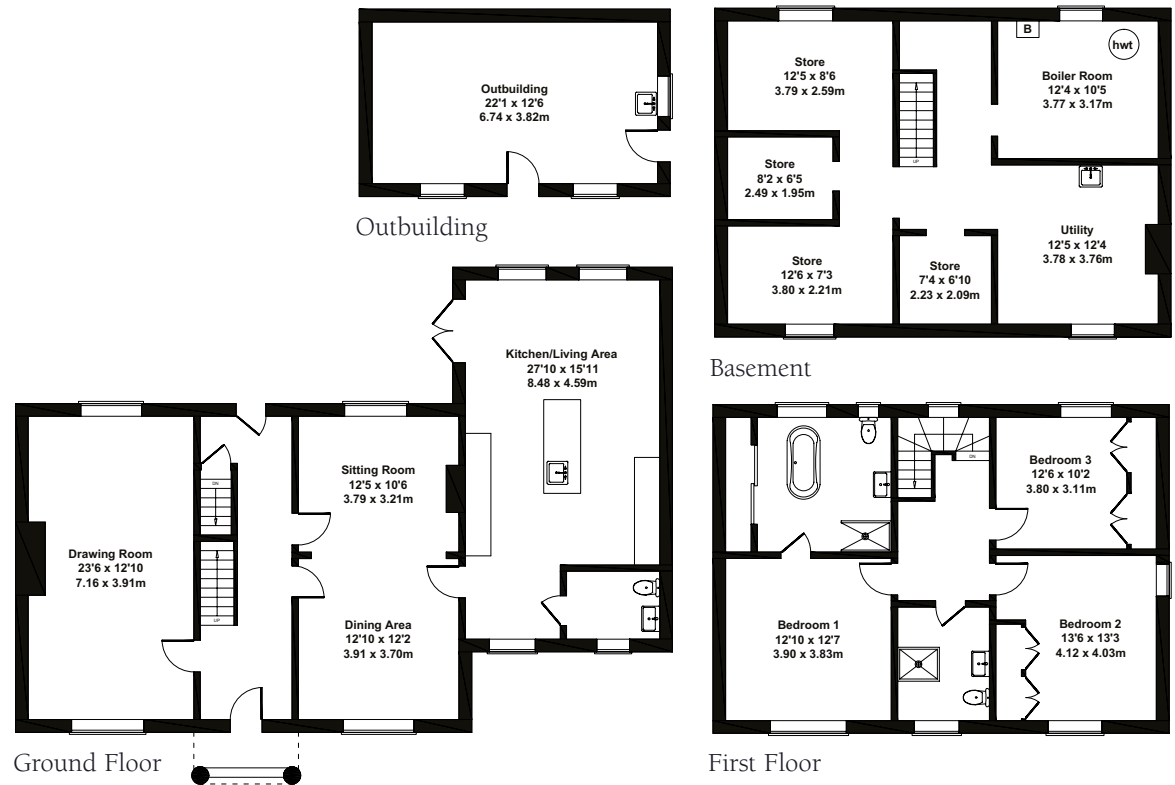
## DIRECTIONS (CH3 9QF)

From Chester proceed south on the A41 Whitchurch Road and after approximately 7 miles turn left signposted Gatesheath and Tattenhall. Travel into the village of Tattenhall and at the T junction adjacent to the school turn right towards the High Street. At the T junction turn left onto Burwardsley Road and Greengates will be seen after 100 yards on the left hand-side.

## GREENGATES

APPROXIMATE GROSS INTERNAL AREA:  
HOUSE = 2,779 SQ FT / 258.16 SQ M  
OUTBUILDING = 277 SQ FT / 25.74 SQ M  
TOTAL = 3,056 SQ FT / 283.90 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.



**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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