



SUNNY VIEW
TILSTON, MALPAS

JACKSON-STOPS 



SUNNY VIEW TILSTON, MALPAS

TOTAL APPROX. GROSS INTERNAL AREA: 2791 SQ FT / 259.26 SQ M

AN ATTRACTIVE PERIOD HOUSE, SENSITIVELY RESTORED AND EXTENDED, WITH LAND AND STABLING, OCCUPYING A PEACEFUL POSITION ON THE EDGE OF THE VILLAGE



DISTANCES

MALPAS 3 MILES

WREXHAM 11 MILES

CHESTER 14 MILES

LIVERPOOL 38 MILES

FEATURES

- Entrance Hall; Sitting Room; Dining Room; Kitchen/ Breakfast Room with open plan Seating Area; Utility; Cloakroom with W.C.; Rear Hall
- 3 First Floor Bedrooms; Family Bathroom; Office; Second Floor Double Bedroom, Study and Shower Room
- Integral Double Garage; Gardens; Parking; Timber Stabling; Paddocks
- In all approximately 1.56 acres (0.63 ha)





DESCRIPTION

Sunny View occupies a beautiful semi-rural location in South Cheshire well away from busy main roads, rail lines and flight paths yet within walking distance of a lovely village community. The house is believed to date from the early 1900's albeit has been substantially extended and comprehensively refurbished during the present owner's tenure since 2008/09. The grounds have also been landscaped and enhanced to provide excellent equestrian facilities, with one of the notable additions to Sunny View being the stables which were built in 2018, to complement the paddocks.

Indeed, the house has been finished in a sympathetic manner to the original building, and retains great detail throughout, including tiled floors, period doors and architraves, sash windows, twin bays to the front elevation, and a lovely staircase with pitch pine hand rail and decorative balusters. It now comprises a beautifully proportioned country home with adaptable accommodation arranged over three floors, and ideally suited to family living, single person or couple, including those wishing to downsize from a larger property.

The front door with stained glass windows and attractive arch opens to the entrance hall with tiled floor and staircase to first





floor. On either side of the hall are the two formal reception rooms, both overlooking the garden and with oak flooring, bay windows and woodburners. The kitchen is at the rear of the house and has been beautifully fitted with timber cupboards and drawers beneath polished granite work surfaces, a Stoves range cooker with double oven and 6 ring Induction hob with warming plate, integrated Bosch dishwasher and tiled floor. The kitchen is open plan to a seating area with oak flooring, vaulted ceiling and French doors to the patio. Beyond the kitchen is a useful utility with further storage and sink, and housing a Grant boiler, also with access to a separate W.C., and the rear hall which, in turn, connects to the garage and an oak staircase to the office. This is a fantastic room with oak flooring, Velux windows and plenty of eaves storage also a beautifully fitted range of bespoke shelving.

At first floor level there are two principal bedrooms at the front of the house overlooking the gardens, a large single third which presently used as a dressing room with fitted wardrobes,

and a large bathroom with free standing bath and separate shower. The second floor has a further double bedroom with dormers, study or small fifth bedroom, and a shower room. All rooms at this level have part restricted headroom.

LOCATION

Sunny View occupies an extremely peaceful, rural location on the edge of Tilston Village some 14 miles to the south of the historic city of Chester. The property enjoys an unspoilt, private position set back off a quiet country lane overlooking its own land and adjoining countryside, including from the first floor a lovely southerly aspect across the front garden towards Tilston and surrounding countryside, hence the name 'Sunny View'.

Tilston is a popular village and has a blend of period and modern properties. It provides local services for everyday needs including a shop, pub, playing field and church with

nearby Malpas having a more comprehensive range of shops, restaurants, high street banks and doctor's surgery. Chester, Wrexham and Whitchurch are within easy reach offering supermarkets and selection of sporting and leisure facilities.

On the recreational front there are several golf courses locally including Carden Park and Hill Valley at Whitchurch together with a sports club in Malpas. For the equestrian enthusiast there is racing at Chester and Bangor on Dee and hunting with Sir Watkin Williams Wynn and Cheshire Beagles.

Schooling is well catered for in the area with a primary school in the village along with several private and state schools within easy reach including Bishop Heber High School at Malpas, Kings and Queens in Chester, Abbey Gate College in Saighton, Packwood Haugh at Ruyton XI Towns and Ellesmere College.



COMMUNICATIONS

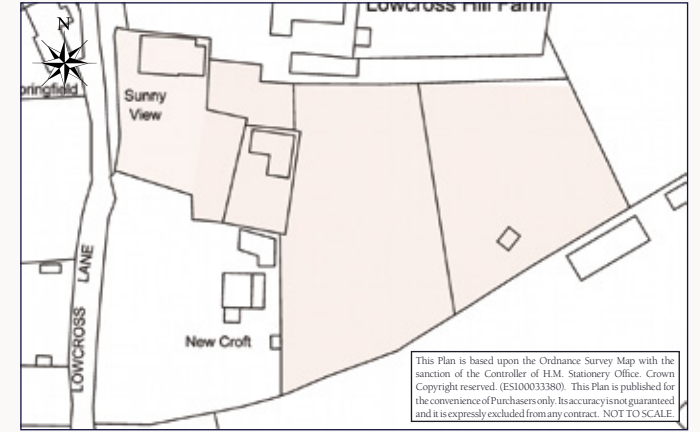
Sunny View enjoys excellent road communications with the A41 approximately a mile away which connects with the M53/M56 motorways facilitating daily travel to Liverpool and Manchester. The A41 also links with the M54 serving the Midlands and beyond to the M5/M6. There is a fast rail service from Crewe to London Euston and international airports in both Liverpool and Manchester, which are 30 and 50 miles respectively.

DIRECTIONS

From the centre of Tilston, take the Malpas road heading south for approximately half a mile, turning left into Grange Lane. Bear left into Lowcross Lane and proceed up the hill for about 200 yards where the entrance gates to Sunny View will be seen on the right hand side.

what3words: ///friday.trades.shipwreck





OUTSIDE

Sunny View is approached through a pair of timber electrically operated entrance gates to a gravelled drive and parking area to the side of the house. The main garden is immediately to the south of the house and enjoys a lovely sunny aspect, also into the afternoon and evening, comprising a wide lawn with dense borders supporting a variety of flowering trees and shrubs providing an attractive colourful setting. A path leads around the side of the house to a secluded patio, and around the rear to a useful storage area, beyond which is an orchard.

The stables, by John Williams, are to the east of the house

and accessed from the drive. Built in 2018 of timber with oak framed front under a felt roof, they provide a superb amenity, comprising three stables, two being standard boxes, and one a larger hunter box, and a tack room/barn. There is a wide area of pavier hardstanding, and the yard is served with light and power, also surrounded by post and rail, with a gate leading to the paddocks. The land is all fenced with post and three rail, and is down to brass and free draining. The field closest to the stables is gently sloping, rising to a more level field within which is a timber field shelter and small copse.

PROPERTY INFORMATION

Address: Sunny View, Lowcross Hill, Tilston, Malpas, SY14 7DX.

Tenure: Freehold with vacant possession.

Services: Mains water & Electricity, Private Tank Drainage (Treatment Plant), Oil Fired Central Heating. Broadband connection previously available.

Local Authority: Chester West & Chester Council.

Council Tax: Band F for 2025/26.

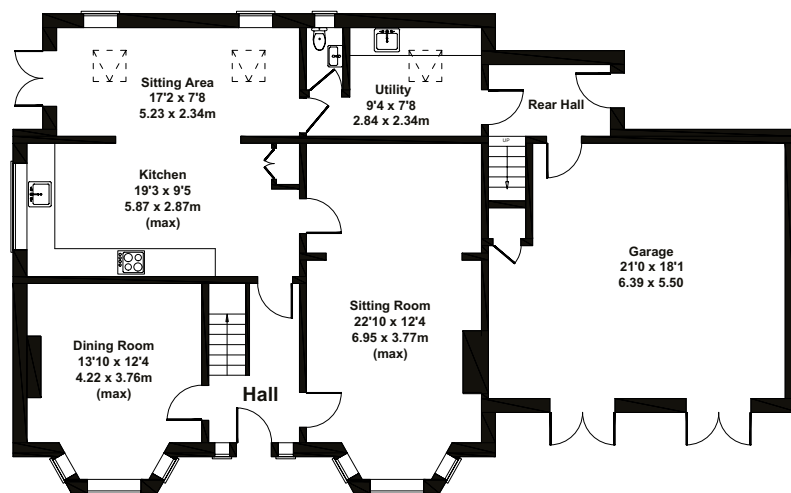
SUNNY VIEW

APPROXIMATE GROSS INTERNAL AREA:

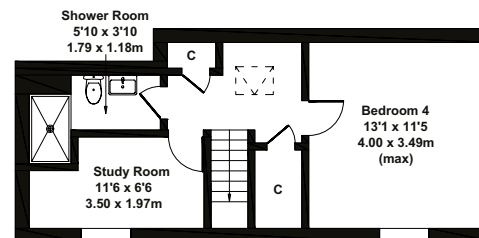
HOUSE = 2365 SQ FT / 219.67 SQ M

GARAGE = 426 SQ FT / 39.59 SQ M

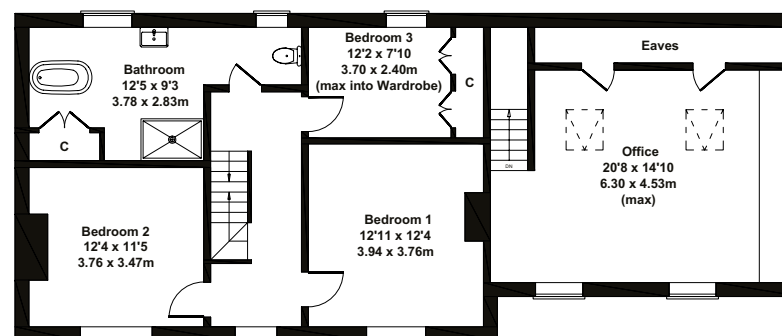
TOTAL = 2791 SQ FT / 259.26 SQ M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

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