



**STABLE COTTAGE, HEFFERSTON HALL, GRANGE LANE, GORSTAGE,
NORTHWICH, CHESHIRE, CW8 2SR**



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Stable Cottage, Gorstage, Northwich, Cheshire, CW2 2SR

An immaculately presented and most impressive four bedroom detached single storey property benefitting from an extensive refurbishment in recent times and enjoying a large plot with ample off road parking.





DESCRIPTION

Stable Cottage has undergone an impressive transformation including rewiring and replumbing to create a much more substantial and impressive extended contemporary property suitable for modern day requirements.

The accommodation is set over a single storey and extends to approximately just over 1800sqft providing four double bedrooms, three bathrooms and a large open plan dining kitchen and living room. The accommodation opens with a light entrance hall which provides access into both the sleeping quarters to one side and to the living and dining room to the alternate side. The dining kitchen has been impressively designed with exposed steel beams and glass curtain wall section with glass roof providing large amounts of natural light and views over the garden to both aspects. The large island in the centre of the kitchen allows for excellent entertaining space and sufficient floor space for additional seating and kitchen table.

A partial divide separates the dining kitchen and living room which allows for a distinction between the two spaces although it could easily be used as a more open plan room. The living room can also be accessed from the entrance hall and the dining kitchen.

To the alternate side of the entrance hall is a further 'T' shaped hall which provides access into four bedrooms.

The master bedroom is of an impressive size with large walk in wardrobe and an attractive ensuite bath and shower room. The second bedroom continues to impress with its own ensuite shower room and the third and fourth double bedrooms are served by the family bathroom. Concluding the ground floor accommodation is the utility room which is positioned just off the inner hall.

Externally there is a large amount of block paved parking. A more open space which is visible from the dining kitchen and entrance hall as well as an additional more enclosed walled garden which is to the rear but also accessible from the dining kitchen and the living room.

Stable Cottage enjoys an excellent position close to Hefferston Hall and is situated close to impressive transport links.



LOCATION

Gorstage is a popular semi-rural location but is set in the midst of attractive Cheshire countryside. The property lies close to Weaverham, Sandiway and Cuddington villages.

The adjoining villages of Cuddington and Sandiway are only ten minutes drive from the thriving Georgian high street of Tarporley. Near to the house at Cuddington there is an excellent range of day to day amenities including public house, row of shops including grocer, newsagent with off licence, dry cleaners, bakery and hairdressers. Post offices and pharmacists are located in Sandiway and Weaverham. Cuddington Railway Station provides a regular stopping service between Chester and Manchester connecting with all the major railway stations. There is a highly regarded Primary School together with Church and recently erected community centre. The area as a whole provides an excellent base for the business traveller with many commercial centres including Chester, Manchester, Warrington, Liverpool and Birmingham all being within commuting distances.

ENTRANCE HALL

18' 3" x 4' (5.56m x 1.22m) Aluminium framed double glazed curtain wall to side elevation as well as matching roof light windows. Fitted matwell. Contemporary vertical radiator. Two

wall mounted light fitting. Framed opening leading to Inner Hall. Door to Living Room. Glazed door leading to Kitchen/Dining Room.

KITCHEN/DINING ROOM

22' 7" x 21' 5" (6.88m x 6.53m) Side aspect glass curtain, wall and roof as well as to the rear aspect further aluminium framed double glazed windows and French doors opening up on to decking to the rear. Contemporary range of matt grey kitchen units with a Corian preparation surface with a moulded sink with mixer tap, drainer grooves and pan rods. Four ring Zanussi induction hob with fitted rising extractor behind. Hotpoint appliances include two integrated electric ovens and integrated microwave oven, integrated dishwasher, fridge and freezer. Pull out larder unit. Slight overhang to part of the island providing space for breakfast bar with pendent lighting above. Three wall mounted light fittings and recessed spotlights to ceiling. Pendent lighting above the dining area. Contemporary vertical radiator. Polished porcelain floor tiles. Under cupboard lighting. T.V. and satellite point. Opening leading to the living room.



LIVING ROOM

19' 9" x 16' 9" (6.02m x 5.11m) Two rear aspect aluminium framed double glazed windows. Recessed spotlights to ceiling. Aluminium framed windows to ceiling. Two tall contemporary style radiators. Central wood burning stove as the focal point with a slate tiled wall feature. Timber flooring. Door to the Entrance Hall. Two wall light points. T.V. and satellite point.

T-SHAPED INNER HALL

20' x 9' 10" (6.1m x 3m) max Double panel radiator. Timber flooring. Recessed spotlights to ceiling. Doors to utility room, four bedrooms and family bathroom. Loft access hatch.

UTILITY ROOM

6' x 5' 9" (1.83m x 1.75m) Ceiling mounted light fitting. Space for washing machine and dryer. Preparation surface. Baxi Combi Platinum central heating boiler with 10 year guarantee. Consumer unit.

MASTER BEDROOM

16' x 11' 4" (4.88m x 3.45m) Two rear aspect upvc double glazed sash windows. Recessed spotlights to ceiling. Double panel radiator. Concealed door leading to walk-in wardrobe. T.V. and satellite point. Door to ensuite shower and bathroom.

WALK IN WARDROBE

10' 5" x 4' 11" (3.18m x 1.5m) With fitted wardrobe furniture providing extensive storage including shoe racks and drawers. Single radiator. Recessed spotlights to ceiling.

ENSUITE SHOWER & BATHROOM

10' 3" x 7' 10" (3.12m x 2.39m) Side aspect aluminium obscure glass double glazed window. Low level w.c. Wall mounted wash hand basin with fitted vanity unit and mixer tap. Fully tiled shower enclosure with sliding shower door. Free standing bath with mixer tap. Tall contemporary vertical radiator. Extractor fan. Recessed spotlights to ceiling.

BEDROOM TWO

15' 7" x 10' 8" (4.75m x 3.25m) Side aspect upvc double glazed sash window. Double panel radiator. Ceiling mounted light fitting. Door leading to the ensuite shower room. T.V. and satellite point.

ENSUITE SHOWER ROOM

7' 1" x 4' 10" (2.16m x 1.47m) Low level w.c. Wash hand basin set in to vanity unit with mixer tap and tiled splashback. Fully tiled shower enclosure. Recessed spotlights to ceiling. Extractor fan.



BEDROOM THREE

13' x 10' 1" (3.96m x 3.07m) Front and side aspect upvc double glazed sash windows. Double panel radiator. Ceiling mounted light fitting. T.V. and satellite points

BEDROOM FOUR

9' 11" x 9' 1" (3.02m x 2.77m) Side aspect upvc double glazed sash window. Double panel radiator. Ceiling mounted light fitting. T.V. and satellite point.

FAMILY BATHROOM

8' 4" x 5' 10" (2.54m x 1.78m) Side aspect upvc double glazed obscure glass sash window. Low level w.c. with push button flush. Wash hand basin set in to vanity unit with mixer tap and tiled splashback. 'L' shaped shower bath with mixer tap and shower fitting and tiled splash back. Ladder style radiator. Recessed spotlights to ceiling. Extractor fan.

EXTERNAL

The property is accessed via an attractive courtyard which leads on to a block paved driveway with ample parking for up to six vehicles. Access to the front garden which is predominantly laid to lawn as well as the continuation of the block paved driveway which leads to the front door.

To the side and rear of the property there are two further distinct areas of garden, both attractively enclosed by mellow brick providing a courtyard garden feel with an arched gateway leading to the private walled and fenced garden predominantly laid to lawn but with attractively landscaped gardens and an area of raised decking positioned just off the rear of the kitchen. External lighting is provided to the full perimeter of the property. Two external water taps. There is also a large 10' x 8' timber shed ideal for garden storage.

SERVICES

We understand that mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND

Band E.

TENURE

We believe the property is freehold.

VIEWING

Viewing by appointment with the Agents' Tarporley office.



ROUTE

Leaving the Agents Tarporley office along the high street in the direction of Warrington, continue to the roundabout and turn right onto the A49. Continue on the A49 passing through Cotebrook, passing the Fox & Barrel pub on the right hand side and at the next set of traffic lights continue straight on until reaching the next set of crossroads with the Shell Garage on the right hand side continue along on the A49 in the direction of Warrington. Continue to the next crossroads passing The White Barn pub on the right hand side and continue straight on in the direction of Weaverham. Pass the right hand turn to the Oaklands Hotel continue until turning left onto Hefferston Rise. Continue on Hefferston Rise continuing onto Hefferston Grange Drive, follow the road around until reaching the courtyard to the main house where the property can be found on the right hand side.



Energy Performance Certificate HM Government

Stable Cottage Hefferston Hall, Grange Lane, Gorstage, NORTHWICH, CW8 2SR

Dwelling type: Detached bungalow	Reference number: 8192-3705-4329-8797-7213
Date of assessment: 10 December 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 December 2019	Total floor area: 169 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,693
Over 3 years you could save	£ 738

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 285 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 738 over 3 years </div>
Heating	£ 3,105 over 3 years	£ 2,367 over 3 years	
Hot Water	£ 303 over 3 years	£ 303 over 3 years	
Totals	£ 3,693	£ 2,955	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

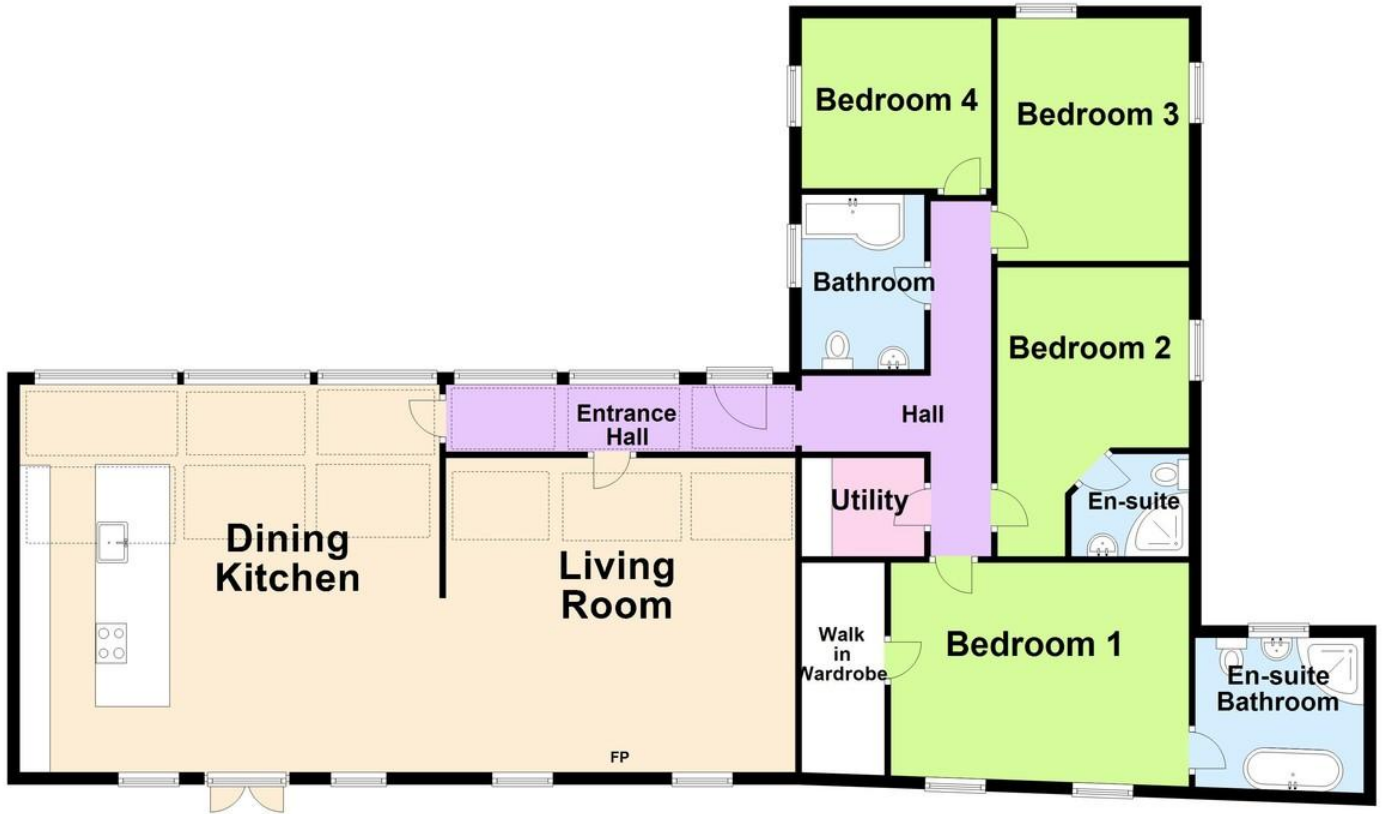
The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 561
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 177
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 903

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor
Approx. 167.9 sq. metres (1807.6 sq. feet)



Total area: approx. 167.9 sq. metres (1807.6 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Stable Cottage, Hefferson Grange Drive, Gorstage

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