



A FINE ARTS AND CRAFTS HOUSE SET IN DELIGHTFUL GARDENS

THE PROPERTY

Cotebrook House is a magnificent Arts and Crafts house built in the style of CFA Voysey, the well-known English architect and textile designer. It is an handsome thatched property in a prominent position approached by a long sweeping drive leading to the rear of the house.

The front door opens into an impressive reception hall providing access to the main reception rooms. These include an elegant drawing room with a fireplace and a door from a rectangular bay to a veranda. The adjoining sitting room and dining room also have access to the garden via French doors. At the western end of the house is a kitchen/breakfast room with a range of fitted storage units, a utility room and a snug. There is a wine cellar and a side hall with back stairs to the first floor and a door to the garden.

The main staircase rises from the reception hall to a half landing with a cloakroom off and stairs continue to the main landing serving the bedrooms. There are seven bedrooms in all, including two with access onto the balcony, each of which with fitted wardrobes, and five bathrooms (three ensuite). The total internal area is around 6,000 sq ft.

The house is set in delightful landscaped gardens laid to lawn with fully stocked borders.

A right of way will be retained by the vendors along the route of the existing drive.

LOCATION

Cotebrook is only a short drive away from the Georgian High Street of Tarporley - one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, tennis courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, Doctors surgery and three Churches.

The village is also renowned for its excellent educational facilities with Tarporley Primary School and Tarporley High consistently maintaining a strong reputation. Those seeking a wider choice of schools will find ample provision by virtue of the Grange School in Hartford and in Chester with the impressive choice of Kings, Queens and Abbeygate.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canal and the outstanding Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail.

Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of road links, there are extensive

connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester – Manchester or Liverpool – London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes.

Two international airports can be located within 45 minutes drive – Liverpool John Lennon International Airport and Manchester International Airport.

RECEPTION ONE

25'11" x 23'5" (7.90 x 7.16)

RECEPTION TWO

14'11" x 13'10" (4.55 x 4.24)

DINING ROOM

17'8" x 14'11" (5.41 x 4.55)

SNUG

14'7" x 10'7" (4.47 x 3.25)

UTILITY

12'5" x 7'1" (3.81 x 2.16)

KITCHEN/BREAKFAST ROOM

21'7" x 20'4" (6.58 x 6.20)

Maximum measurements

HALL

28'8" x 22'11" (8.74 x 6.99)

Maximum measurements

CLOAKROOM

14'4" x 10'0" (4.37 x 3.05)

CELLAR ONE

10'2" x 9'8" (3.10 x 2.95)

CELLAR TWO - GROUND FLOOR

18'11" x 6'7" (5.79 x 2.03)

CELLAR TWO - FIRST FLOOR

19'1" x 6'2" (5.84 x 1.88)

FIRST FLOOR

LANDING

BEDROOM ONE

24'2" x 14'11" (7.39 x 4.55)

BEDROOM FIVE

14'11" x 12'7" (4.57 x 3.86)

BEDROOM FOUR

17'8" x 14'11" (5.41 x 4.55)

BEDROOM SEVEN

7'6" x 6'9" (2.29 x 2.06)

Maximum measurements.

BEDROOM SIX

20'2" x 12'5" (6.17 x 3.81)

BEDROOM TWO

16'9" x 12'4" (5.13 x 3.78)

Maximum measurements

BEDROOM THREE

17'5" x 9'8" (5.31 x 2.95)

SERVICES

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

VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

We believe the property is freehold tenure

ROUTE

From our office in the centre of Tarporley take a right turn out of the village in the direction of Chester and proceed along until reaching a roundabout at which point take the third exit onto the A49 Warrington. Proceed up the A49 and pass the left hand folk onto the B5152. Take the next right and proceed along. The driveway entrance to the subject property will be found on the right hand side (first entrance)

SUMMARY OF ACCOMMODATION

ACCOMMODATION

Reception hall | Drawing room | Sitting room | Dining room |
Snug | Kitchen | Utility room | Cellar
Cloakroom | 7 bedrooms | 5 bathrooms (3 ensuite) |

DISTANCES IN MILES

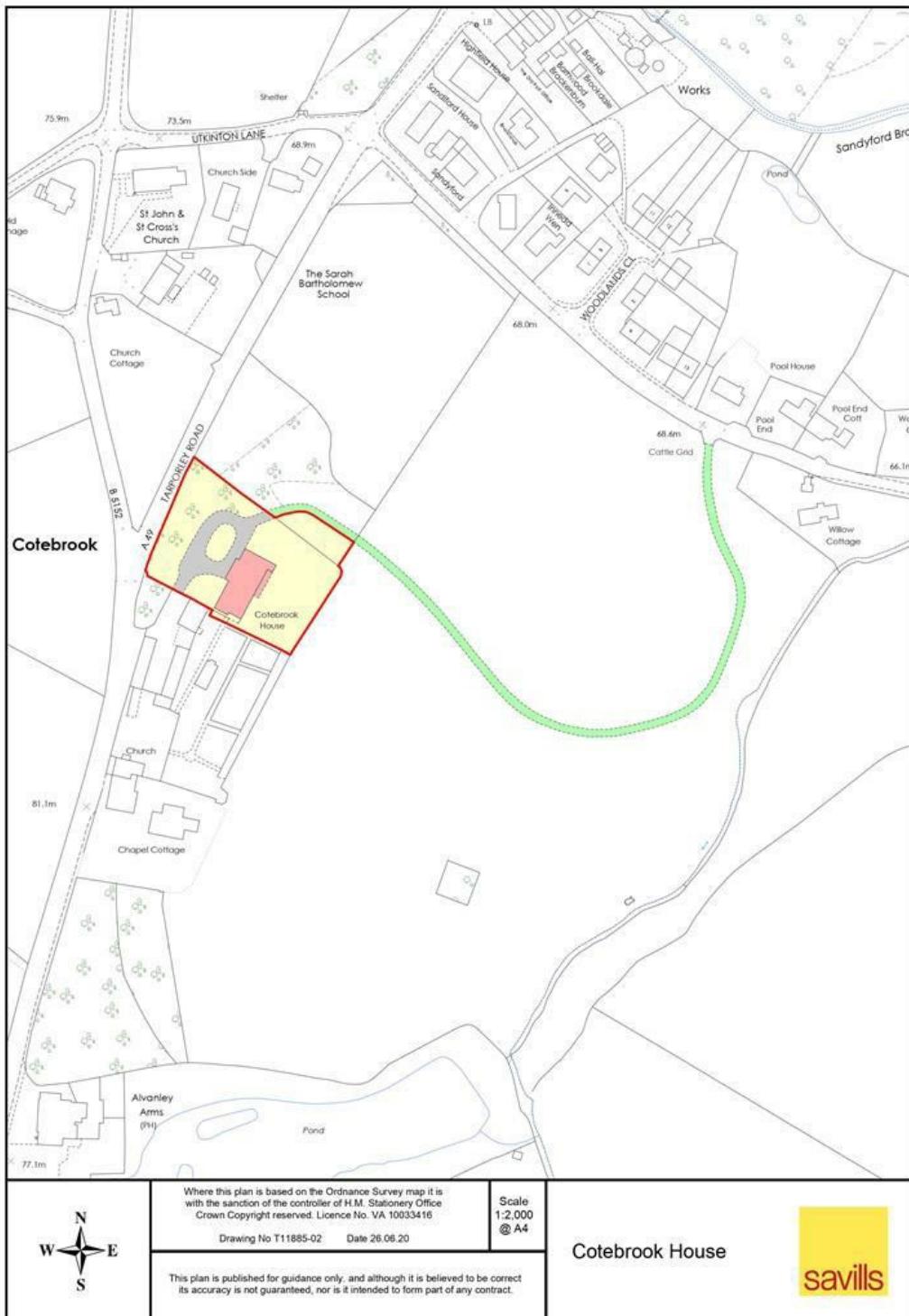
Tarporley 2 miles | Chester 12 miles | Manchester 32 miles |
Manchester airport 25 miles | Crewe station 15 miles

(All mileages are approximate).

AGENCY

Wright Marshall are acting jointly with

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements