



Holtridge, Norbury





Holtridge House, Holtridge, Norbury, Whitchurch, SY13 4JA

Holding a delightful rural setting with far reaching views over open countryside, this detached four bedroom property once formed part of the Cholmondeley estate and extends to in excess of 3000 square-foot (gross internal). A walled courtyard to the rear includes a useful outbuilding which extends to approximately 1280 ft.² currently utilised as a garage, workshop and storage but could have a number of uses subject to requirement and the appropriate consents.

- Stunning rural position with far reaching views
- Reception Hall, three well-proportioned Reception Rooms, large Kitchen/Diner, Utility, Cloakroom
- Large 15.3m Master Bedroom Suite with well-appointed Ensuite and large fully fitted Dressing Room
- Three further Double Bedrooms, well-appointed family Shower Room (along with potential to create further ensuite shower room if desired)
- Walled rear courtyard with large brick-built Outbuilding (119 m²/1280 ft²) providing Garaging and Workshop with first floor storage (providing potential for a variety of uses subject to consent from the relevant authorities)
- Principally lawned gardens, south facing, to the side
- Solar panelling with battery storage
- Scope to provide self-contained dependent family/relative accommodation within the main property

Location

The property is situated in a delightful rural setting within the parish of Marbury with its historic church and just 2.5miles from Wrenbury village which provides a village store, primary school and doctors surgery, as well as pubs and restaurants. Malpas is 5.5 miles and provides a larger variety of shops as well as the highly regarded Bishop Heber High school, alternatively the national supermarket chains can be found at Nantwich and Whitchurch. Wrenbury Village and train station 3 miles, Malpas 5.5 miles, Whitchurch Town Centre 6 miles, Nantwich 8 miles, Tarporley 10 miles, Chester City Centre 17 miles.



Accommodation

A columned storm porch sits above the front door. This opens to a spacious and welcoming **Reception Hall 4.5m x 3.1m** with oak detailed staircase rising for first floor and well-appointed **Cloakroom** off fitted with a low-level WC and wash hand basin. A set of glazed double doors from the Reception Hall give access to the well-proportioned **Living Room 6.4m x 5.4m** which offers stunning far-reaching views over the surrounding countryside, has a feature sandstone arched inglenook style fireplace fitted with a log burning stove. A set of glazed double doors open onto the garden. The **Kitchen/Breakfast Room 5.4m x 5.4m** also provides stunning far-reaching views over the surrounding countryside and is extensively fitted with kitchen units complimented with oak work surfaces and matching centre island with breakfast bar. There is ample space within the kitchen for a 6/8 place setting everyday dining table.

Off the Kitchen there is a formal **Dining Room 5.7m x 3.6m** - this comfortably accommodates a 10 person dining table and larger for an occasion. A set of glazed double doors open onto the gardens with the attractive views beyond. The **Sitting/Family Room 5.6m x 5.5m** is a further well-proportioned reception room. It is particularly light and airy benefiting from two feature arch windows and a picture window along with a set of glazed double doors opening onto the garden. Additional features include an exposed brick inglenook style chimney breast incorporating a log burning stove set upon a York stone hearth. There is also a **Utility Room** and **Rear Porch** which provide additional storage cupboards, including a housekeeper's cupboard, sink unit and plumbing for a washing machine. The Porch gives access to the walled courtyard at the rear of the property.

First Floor

There is a spacious **First Floor Landing 4.5m x 3.2m**, this has a vaulted ceiling and feature arched window where the current vendors have a relaxed sitting area. The landing gives access to four Double Bedrooms and two Bathrooms, along with a large Dressing Room for the Master Suite.





The large **Master Bedroom Suite 15.3m** overall comprises a large **Double Bedroom 5.6m x 5.4m** with a well-appointed **Ensuite Bath/Shower Room** off fitted with a panelled bath, wet room style shower facility with self-draining tile floor, contemporary wash handbasin, low level WC, two heated towel rails, large built-in toilet cupboard and additional under eaves storage cupboard. The Ensuite gives access to the **Dressing Room 5.5m x 2.8m**, this is extensively fitted with open fronted wardrobes, drawer units and dressing table. **Bedroom Two 4.2m x 3.5m** overlooks the garden and surrounding fields, with a **Walk-in Wardrobe off 3.5m x 1.1m** which includes a fitted sink unit with drawers beneath (as water is already available, this potentially could be converted to an ensuite shower room if desired). **Bedroom Three 5.5m x 2.5m** overlooks the courtyard to the rear, as does **Bedroom Four 4.5m x 2.7m**.

The well-appointed **Shower Room** is fitted with a large shower facility with self-draining tiled floor, wall mounted wash hand basin





with drawer units beneath and recessed mirrored toiletry cupboard above, low level WC with enclosed cistern and heated towel rail. Adjacent to the Shower Room, there is a large walk-in storage/airing cupboard.

Externally

A splayed entrance leads onto a brick laid herringbone pattern driveway with automated double gates. The driveway continues to a large walled courtyard at the rear of the property which provides ample parking and turning space along with giving access to a large brick-built **Outbuilding/Garage 13.7m x 6m overall** with first floor storage which could be refurbished to a home office if desired. The formal gardens extend to the front and side of the property. These are principally laid to lawn, are south facing to the side and include stocked borders as well as a fenced off vegetable garden.

Services/Tenure

Mains water and electricity, LPG gas fire central heating, solar panels with battery storage, septic tank drainage. Freehold.

Viewing

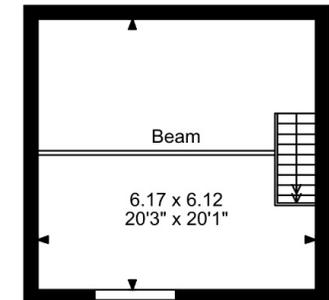
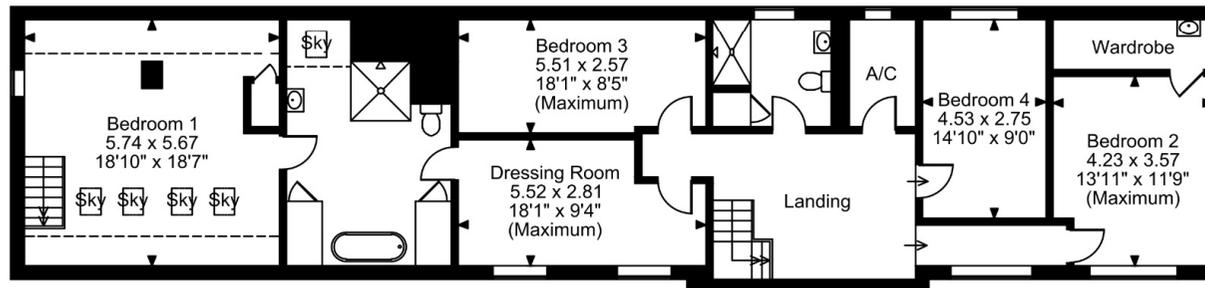
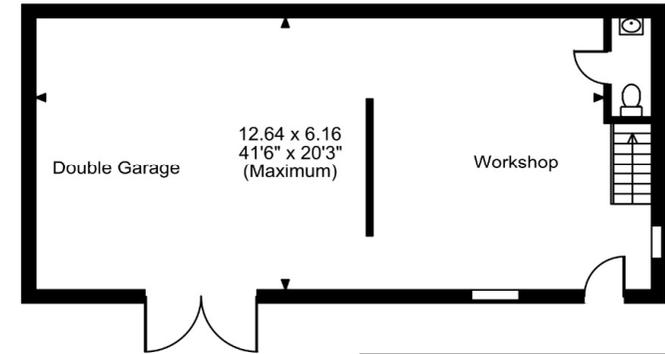
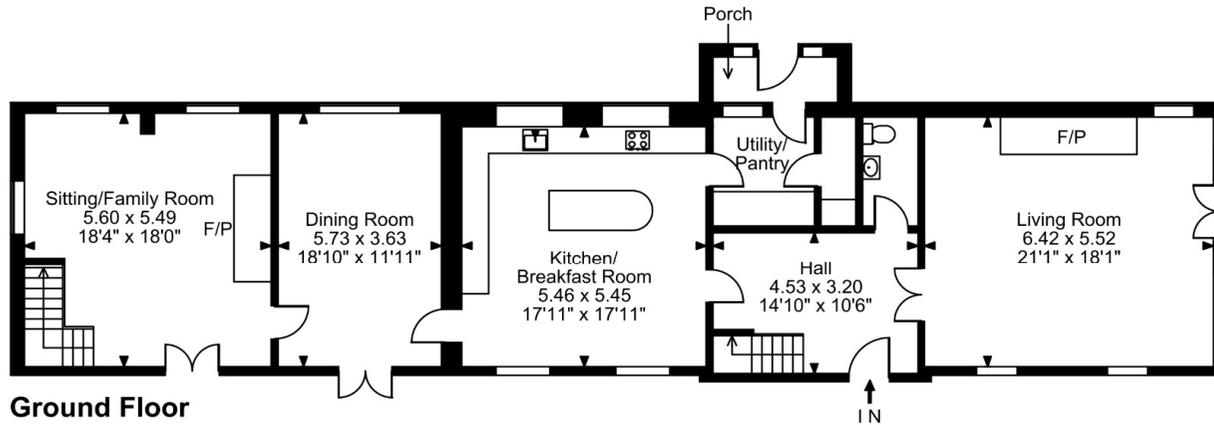
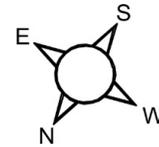
Via Cheshire Lamont's Tarporley office.

Directions

What 3 words: decisions.seated.cure From Tarporley proceed down the A49 towards Whitchurch and upon reaching the Cholmondeley Arms Public House on the left hand side, turn left signposted for Wrenbury. Follow this road for approximately 1.5 miles taking the first turning right at the small crossroads and proceed down this lane for a further half a mile and Holtridge House will be found on the left hand side.



Approximate Gross Internal Area
Main House = 3076 Sq Ft/286 Sq M
Double Garage and Workshop Building = 1296 Sq Ft/120 Sq M
Total = 4372 Sq Ft/406 Sq M



**First Floor
Above Workshop**

Address: Holbridge House, Holbridge, Norbury, WHITCHURCH, SY13 4...
 RRM: 0380-2865-8578-2766-7811



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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