





Experience eco-chic living at Ryecroft House, a luxurious and strikingly handsome new build home from award winning developer Marcol Homes, nestled in a rural enclave, on the fringe of Chester.



AWARD WINNING DEVELOPER-BUILD

Completed in 2022 to the highest of specifications, quality materials and craftsmanship building techniques combine at Ryecroft House to ensure it received an EPC rating of B in reflection of its environmental and economic efficiency.

Pull through the secure gates and along the golden gravel driveway, where neat edging stones distinguish it from the lush green lawn. Parking is ample, with a large integral garage and EV charging point. Ahead, with its high gables with immense, powder coated aluminium double glazing, the architecturally unique impact of Ryecroft House makes a dazzling first impression.



WELCOME HOME

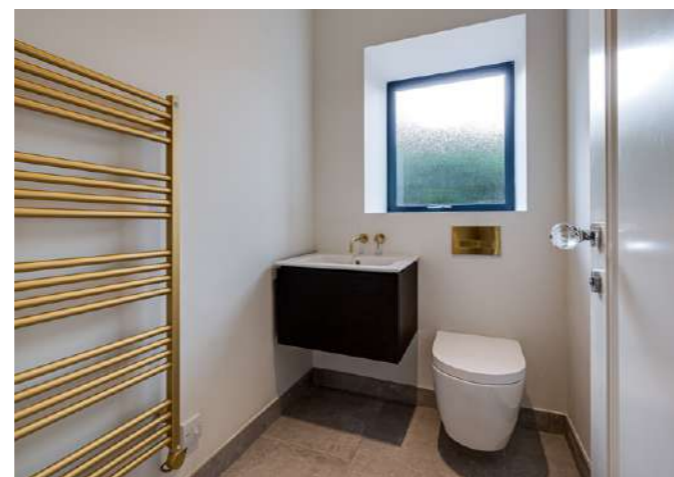
Make your way indoors, into the bright and airy entrance hall, where light flows down from the galleried landing above, ably delivered through glass balustrades to the staircase. Porcelain tiling is warmed by underfloor heating, a motif that continues throughout the majority of the ground floor rooms.

Subtle overhead and low-level lighting serves to aid the natural light which seems to enter from all around, as you turn the crystal door knob on the right to make your way through into the snug, where plush silver carpet extends underfoot. Looking out to the landscaped front, this is a relaxing room for after dinner television or family games.



Next door, porcelain tiling coats the floor of the cloakroom and WC, handy for visitors, whilst directly ahead from the front door, broad double doors open to the sumptuously sized kitchen-diner:

Across the entrance hallway, another larger and more formal lounge also frames verdant views out over the front through a large window.





SUBLIME STYLING

Fitted with a range of high-end appliances, this bespoke kitchen features an abundance of hand-built cabinetry, painted in Farrow & Ball, whilst white Carrara stone worktops provide plenty of preparation space.

Spacious and bright, modern appliances (including wine fridge, Mercury range cooker with double oven and induction hob, fridge and freezer, Neff dishwasher, Franke double sink, Neff microwave and Quooker hot tap) combine with high ceilings embellished in traditional dentil cornicing for a sophisticated finish. Coffee connoisseurs can enjoy the tea and coffee station, hidden away within the exquisitely designed, hand painted cabinetry.

Sociable and refined in its design, mingle around the central island-breakfast bar at mealtimes over a glass of wine. Step out onto the wide, porcelain tiled terrace and savour the views out over the garden to the fields and countryside beyond.





LIGHT-FILLED LIVING

Opening up off the kitchen, running from left to right, a large study lies between the kitchen and utility room. Bathed in light, full height picture windows to each extremity frame picturesque views out over the garden and countryside.

Beyond the study area, the utility offers additional storage, with plumbing for washing machine and tumble dryer, alongside convenient access out to both the garden and integral garage.





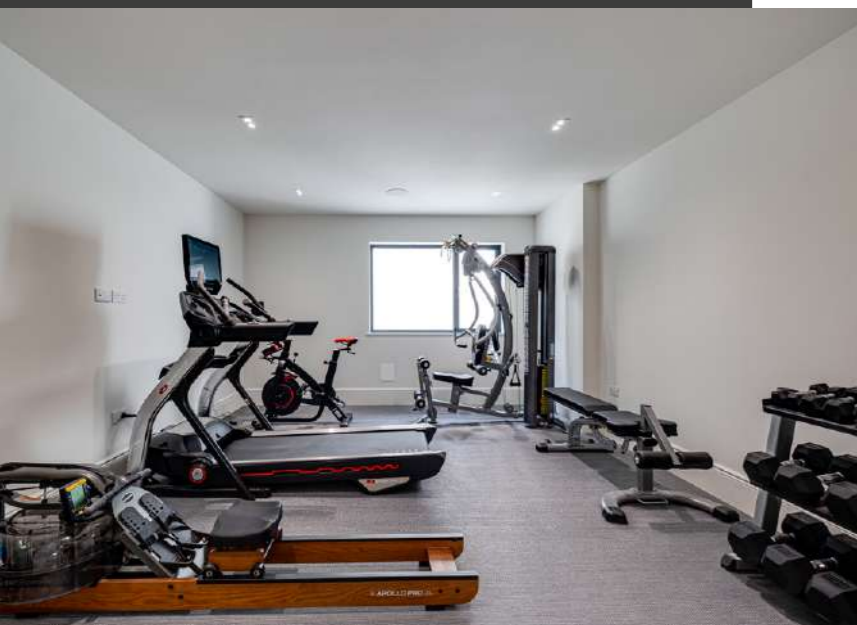
THE LOWER LEVEL

From the entrance hall, low lit stairs lead down to the basement level, a lower ground floor leisure suite ideal for entertaining.

Perfect for when hosting, guests can enjoy their own peace and privacy with bedroom five situated on right, with a large window inviting light in. Marbled, porcelain tiling coats the ensuite, with shower, wash basin, WC and modern design heated towel radiator.

Double doors lead through to a central games room, a capacious size ideal for all manner of activities, with a door to the right opening to a beautifully finished Tylö sauna.





ENTERTAIN & ENJOY

Another way to work up a sweat is in the spacious and well-equipped gym, featuring a range of Bowflex and TuffStuff equipment. Natural light again pours in through the large window.

Select a bottle of your favourite wine from the purpose-built wine cellar, furnished with fitted wine racks and with an integrated fridge. Why not pour a glass ready for movie night in the impressive cinema room with fitted projector. Featuring in the cinema room and throughout the home is a zoned Lightwave and Sonos system for light and sound, remotely controllable alongside the heating.

The lower ground floor is also home to 'command central'; a plant room housing the technology behind the hi-tech air source and heat recovery systems, which filter and circulate the air around the home; all part of Rycroft House's eco credentials.

Returning to the entrance hall, take the attractive glass balustrade staircase up to the galleried landing, where light streams in from the west via a vaulted picture window, framing sunset views over the countryside.





WHEN BEDTIME BECKONS

Also imbibing these refreshing views - reaching over the Cheshire countryside to Beeston Castle - is the third bedroom, situated to the front of Rycroft House. Step out of bed onto plush, silvery carpet, before taking a cushioned step to the ensuite shower room to enjoy a morning spritz. Furnished with the highest quality basins, baths and showers throughout, Axor shower fittings also feature.

Bathed in light, and with mesmeric views through the enormous window out over the rear garden, orchards and countryside, is the principal suite. Spacious and airy, the high, part-vaulted ceiling rises up, amplifying the light. To the left, a large dressing room, furnished with an array of fitted wardrobes and central island, also offers views of the garden.





REST & REFRESH

Revive your senses with a soak in the free-standing oval bath with showerhead attachment, in the epically sized ensuite. With porcelain tiling underfoot, stunning views out over the garden and paddock, the ensuite also features twin wash basins, WC, ample storage, heated towel radiator and a large wet-room style walk in shower.

Across the way and overlooking the views towards Beeston Castle at the front is bedroom two, carpeted in champagne tones and with a handsome ensuite shower room.

A fourth, enormous bedroom offers such versatility, with high Velux windows and an impressive footprint. This bedroom is also served by its own shower room ensuite.





PEACEFUL PARADISE

An acre of gardens and paddock extend to the front and rear of Ryecroft House, serving almost as an extension of the surrounding countryside.

Soak up the sunshine on the large rear terrace, soothed by the serenity of this rural setting, with views out over the lawn, paddock and orchards.

So peaceful and private, open views reach as far as the Welsh hills in the distance.



UNRIVALLED LOCATION

Nestled in the quiet and idyllic hamlet of Stapleford, Ryecroft House is wrapped up in rurality, yet conveniently close to Chester, situated roughly seven miles away to the east.

Even closer to hand are the thriving villages of Tarvin and Tarporley, respectively two and four miles away and well stocked with a range of shops, eateries and pubs. Tarporley, recently named by The Times as one of the best places to live in 2023 and described as having 'all of the charm of the Cotswolds', exudes cobbled street charm and is brimming with fashion boutiques, a Co-op, vintage stores, gift shops, jewellers and more.

Dine out at Ginger and Pickles - a delightful café in a Georgian town house, situated right opposite its own bakery, where the cakes and bread are freshly made on a daily basis. A second café, Latte Da Café has an outdoor terrace, whilst The Little Tap is on hand for evening cocktails and tapas.

For local schooling, the neighbouring villages offer a wide selection including state primary and secondary schools in Duddon, Tarporley and Christleton with independent schools including King's and Queen's in Chester, Abbeygate College at Saughton and The Grange in nearby Hartford.

Enjoy a day at the races in Chester's esteemed and ancient course The Roodee, or head to Oulton Park for a spot of motor racing. Set within a hive of recreational activity, discover a range of sports clubs in the vicinity, from football to rugby, cricket to tennis, hockey to golf.

Ryecroft House blends location with luxury; a modern home built by award winning developer Marcol Homes, where flexibility, prestige and comfort combine, perfect for families, extended families, friends and fun.





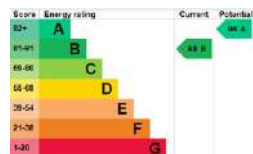
Basement



Ground Floor

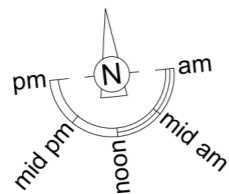


First Floor



FINER DETAILS

- Freehold
- 7 Miles to Chester
- 1.5 miles to Tarvin
- 4 Miles to Tarporley
- Lightwave and Sonos systems installed
- Tylo Sauna
- Air source heat pump
- Underfloor heating



Approximate Gross Internal Area = 397.6 sq m / 4280 sq ft
 Basement = 194.6 sq m / 2095 sq ft
 Total = 592.2 sq m / 6375 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID991826)







presented by



/// WHAT3WORDS: repeating.jolly.juggles

To view Ryecroft House
Call John
on 01244 313 900
Email: john@curransunique.co.uk

18 Grosvenor Street, Chester CH1 2DD
www.curransunique.co.uk



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