Burton Hall

An impressive Elizabethan Country House Listed Grade II* restored to an exacting standard and occupying a peaceful mature garden setting. Only the second time to come to the market in over a century.
BURTON HALL dates from the late 16th Century and is a fine example of the Elizabethan building period being Listed Grade II* of special architectural and historic importance, now providing a manageable, superbly proportioned country house of exceptional quality. The Hall is built on a sandstone base and thereafter is of a mellow brick laid out in English Bond with sandstone quoins and impressive chamfered mullioned and transomed leaded windows under a pitched slate roof with stone capped gables and high brick chimney stacks. In architectural terms the Hall has much to commend it, not least owing to two aspects of the design setting it apart: the style of each elevation culminating in a single gable and the plan form being almost square. It is essentially a three storey dwelling with lower ground floor, symmetrical three bay front and impressive stone steps leading to the front door. The former cottage once known as The Cheese Cottage is now incorporated within the main living space but has been designed in such a way so that it can be used as ancillary accommodation if required.

Accommodation in Brief

- Hall
- Drawing Room
- Dining Room
- Music Room
- Superbly Fitted Kitchen/Breakfast Room with Sitting and Dining Areas off
- Laundry Room/Utility
- Cloakroom
- Family Room with Study
- 2nd Kitchen
- Utility and Cloakroom
- Master Bedroom with En-suite Bathroom and twin walk-in wardrobes
- 2 Further Guests Suites both with En-suite Bathrooms
- 2 Further Double Bedrooms
- Family Bathroom
- Triple Car Port
- Machinery/Wood Stores
- Stable
- Extensive parking
- Walled garden
- Beautifully landscaped gardens and grounds with lake.
- In all approximately 1.5 acres (0.61 ha)
Internally Burton Hall offers superbly appointed and spacious accommodation. The quality of the interior is of the highest order and includes a great blend of modern fitments together with many original features and period character including exposed ceiling timbers, some original doors and the original oak staircase. The restoration in 2007, included a re-wire and new central heating system with underfloor heating to all floors except the 2nd storey, independent boilers serving the hall and former cottage, replacement of the windows and mullions where restoration of the originals was not possible, re-configuration of much of the layout and complete cosmetic upgrade throughout including new kitchens and bathrooms, wiring for sound and a mixture of limestone and ceramic tiling and oak flooring.

The layout is now extremely adaptable and offers accommodation suitable for either family living or a smaller household. The ancillary living space may be used integrally, or; independently if required; as it can be fully self-contained if necessary. From the front of the building, stone steps lead up to the original oak front door which opens into the hallway with impressive oak staircase. From the hallway there is access to the drawing room, study and formal dining room, an open plan L-shaped room and suited to formal entertaining. The walls are paneled in English oak and there are two oak bolection fireplaces with pewter register grates. There is extensive fitted oak cabinetry and a break-front dresser in the study. A dumb waiter, wine fridge and hidden storage cupboard service the dining area. Accessed from this room is a further reception room, presently used a music room.

The main staircase rises to the first floor where there are two guest suites, each with southerly views over the garden and countryside and en-suite bathrooms, incorporating a blend of grey marble and ceramic tiles, Villeroy & Bosch, Hansgrohe and Duravit sanitaryware. Both bathrooms also have fitted televisions. The master suite, on the top floor, incorporates a double bedroom with sitting area having a vaulted ceiling, en-suite bathroom, separate shower room and lavatory areas and two walk-in wardrobes. There is a limestone hole-in-the-wall convection fire in the bedroom, and the bathroom is fitted with limestone and basalt tiles and sanitaryware similar to the two guest suites, as well as an integrated television.
The lower ground floor of the Hall is accessed via a further staircase from the drawing room to a rear hallway which has a door to the courtyard and a boot cupboard. The original 16th C oak door opens to the kitchen, which has been custom made in oak and is hand painted. There is a central island with worksurface in polished Cararra Bianco Italian marble, twin Belfast sink with mixer taps and Bosch dishwasher. There are further cupboards, dressers and oak work surface, double Liebherr fridge and freezer, walk-in pantry, dumb waiter and a 4 oven 13 amp electric Aga in a Fired Earth tiled recess. A wide opening leads from the kitchen to the ‘white sitting room’ a lovely sitting/dining area with oak floor and woodburner set within a bath stone fireplace. The kitchen and white sitting room provide a fantastic open plan informal entertaining area.

Also accessed off the kitchen is a utility with cupboards, further marble worksurface, Liebherr wine fridge, plumbing for washing machine and tumble dryer and separate Cloakroom with W.C.

A passageway and a small flight of steps lead from the kitchen to the former cottage. The family room is a charming and substantial everyday living area with fireplace housing a woodburner, exposed beams and study area. Beyond is a hallway with independent entrance door, 2nd utility and cloakroom with W.C. and substantial kitchen. The kitchen has been comprehensively fitted with contemporary ivory gloss units beneath oiled bamboo worksurfaces, and a range of Siemens and Bosch appliances including double oven with combination grill, dishwasher, 4 ring halogen hob, combination microwave, integrated coffee machine, wine cooler and fridge/freezer. There also appears scope to extend the cottage further by converting the adjoining store to additional living space.

At first floor level there are two double bedrooms both with vaulted ceilings and exposed trusses and a family bathroom with travertine tiled floor and part tiled walls, freestanding bath and large shower cubicle.
Location

Burton Hall occupies a tranquil location in the rural hamlet of Burton, off a quiet country lane and with a lovely open aspect to the rear overlooking rolling countryside. The villages of Tarvin and Tarporley are 3 & 4 miles respectively providing for everyday needs with shops, pubs and restaurants while the County Town of Chester is 6 miles distant, offering a comprehensive range of services together with supermarkets and out of town retail parks.

At Duddon there is an excellent state primary school and secondary schools at Tarporley and Christleton complemented by a good selection of private schools in Chester including Kings and Queens, Abbeygate College at Saighton and The Grange at Hartford.

On the recreational front there are several sports clubs nearby including football, rugby, cricket, tennis, squash and hockey and golf courses at Eaton and Pryors Hayes. There is motor racing at Oulton Park and for the equestrian enthusiasts, racing at Chester and Polo at Little Budworth.
Communications

Whilst occupying a rural village setting well away from busy main roads, the property benefits from excellent road communications being a short drive to the A51 trunk road. Beyond Chester, access is gained to the M53 and M56 motorways serving all areas of commerce throughout the north west including Liverpool and Manchester which also have international airports. Travel to London is available from Chester Station via Crewe which provides a sub 2 hour rail service to Euston.

Tarporley 4 miles • M53 7 miles • Chester 6 miles • Liverpool 32 miles • Manchester 38 miles
(distances approximate)

Outside

The gardens have been fully restored and superbly landscaped in recent years and now provide a wonderful setting for Burton Hall, befitting the calibre of the property.

It is approached via a double gated entrance over a cattle grid and gravelled drive, to parking areas at the front of the Hall. Stone steps with wrought iron railings lead up to the original 16thC front door, which is flagged by a pair of large urns planted with box topiary.

The front garden is surrounded by an attractive wall with stone copings and central arch with gate leading into a semi circular lawned area shielded from the lane by wrought iron railings and ilex hedging.
There is a parterre garden with clipped box and lawns edged with stone setts. Around either side of the garden are dense floral borders with an impressive run of pleached hornbeam along the east and west perimeters.

An Indian stone flagged path leads around the side of the house to a rose garden, party walled and enclosed by holly and photinia hedging. There are flagged patios, a gazebo with climbing roses and grassed areas interspersed with a variety of different rose beds providing an array of scent and colour.

To the rear of the Hall is the main parking area which is accessed by vehicle over a side drive, which also serves the neighbouring barn conversions. A five bar gate opens to a wide gravel forecourt with central fountain, surrounded by Indian flagstones and granite setts. Opposite are the outbuildings which are constructed of brick under a slate roof and comprise: triple carport (31’10” x 18’5”) former garage now a useful store/dog kennel, machinery store, outside w.c. and stable (21’5” x 16’). Beyond the buildings and enjoying a lovely southerly aspect across the garden and fields, is a private flagged terrace.

A dwarf brick wall with stone copings sub-divides the forecourt from the rear garden which is down to grass and surrounded by fencing and young hedging, predominantly laurel. There has been a scheme of tree planting with a variety of flowering trees and shrubs including acers, amelanchier, malus, ginko, yew, lime, hawthorn, and cedar. The land falls gently away from the hall to a small lake which has a jetty and original well. There are rhododendron, azalea and iris planted around the water which makes for a very beautiful setting.

To the east of the Hall and accessed via the former cottage is a private walled kitchen garden, supporting several raised beds with a variety of different herbs as well as numerous trees, shrubs, climbers and perennials.

**Directions**

From Chester travel east on the A51 following signs for Nantwich. At the Tarvin roundabout take the 3rd exit continuing along the A51. After approximately 1½ miles turn right by Okells Nurseries. Travel for ½ a mile and at the staggered crossroads continue straight over and follow the lane for just over ½ a mile. On entering Burton bear left and right and Burton Hall will be seen straight ahead. Proceed through the entrance gates to the right of the property and over the drive to the front of the house.

**Property Information**

**Address:** Burton Hall, Burton, Tarporley, Cheshire CW6 0ER

**Services:** Mains water and electricity. Private drainage – treatment plant. Oil fired under-floor and conventional central heating. Broadband connection available.

**Local Authority:** Cheshire West & Chester Council.

Tel: 0300 123 8123

Tax Band D - £1491.13 payable 2014/15

**Viewing:** Only by appointment with Jackson-Stops & Staff Chester office.

**Important Notice**

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