THE OLD VICARAGE, WHITEGATE LANE, WHITEGATE, CW8 2AZ
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Set in grounds of around one acre, enjoying magnificent views of a lake with countryside beyond and having being designed by the renowned John Douglas - a distinctive, imposing and hugely impressive six bedroom, three bathroom detached country house with tennis court and detached two storey coach house.

The Old Vicarage is a stunning Grade II Listed detached residence that was constructed to a John Douglas design in 1878. The property is rich in character and period detail and was originally commissioned and built by the third Baron of Delamere for the benefit of the Church and Parish. As the years have progressed the property has been tastefully modernised in a manner sympathetic with its original design and must be viewed in order to be fully appreciated. Viewers are sure to be impressed with the numerous features that include far reaching views of countryside and a lake, extensive parking for around twelve cars and a superb detached coach house that incorporates a double garage with office over.
The house itself offers remarkably spacious and versatile accommodation that can be utilised in a variety of ways. The accommodation opens with a beautiful entrance hall that has a bespoke pitch pine staircase and a large feature window over the stairwell that enjoys magnificent far reaching views. As viewers will note from the detail of the accommodation there are three large reception rooms, each with a feature fireplace and many other period features. The morning room is conveniently positioned adjacent to the beautiful Shaker style kitchen which itself overlooks the garden, tennis court and views beyond. Accessed from the ground floor there is also a large cellar which provides useful additional storage space and a wine cellar. Practicality is provided by virtue of a utility room, boot room and ground floor cloakroom.

The first floor accommodation can be accessed from two staircases, one of which is accessed from the entrance hall and the other from the lobby. The principal landing is in itself a wonderful feature of the property, being very generous in proportion and enjoying splendid views. The master bedroom mirrors the size of the drawing room below and it also has a magnificent bay window enjoying the views. The en-suite bathroom is impressively equipped. At this level of the house there are four further bedrooms which are served by two separate bathrooms.

Crowning the building is the second floor which has a lovely double bedroom with vaulted ceiling and quadruple width window overlooking the tennis court and the far reaching views. There is also access to extensive loft/eaves storage space.

Externally the property has a beautiful sweeping driveway approach that leads to a large parking and turning area for up to twelve vehicles.

The detached coach house is a splendid feature of the property comprising two large garages and an outstanding two room office/studio over. It should be noted that the office has the benefit of a separate Broadband and telephone line connections in addition to an independent television point. The coach house is hugely versatile and is ideal for those looking to run a business from home, have a dependent relative/returning child from university, gym, media or play rooms.

The gardens are an absolute delight being beautifully mature and established and predominantly laid to lawn. There are also many appealing seating areas and a superb full size tennis court which is in excellent condition. As one would expect, the full beauty of the surrounding views can be enjoyed from many advantage points in the garden.
LOCATION
Whitegate is a sought after quiet rural area, situated midway between Hartford and Tarporley and is extremely convenient for the A556 Manchester to Chester link road which in turn gives access to the M6 and the northern motorway network. The A49 is within 1.5 miles. Whitegate Primary School and pre-school are within walking distance. Hartford village is about five minutes drive away and has a number of shops and Schools including the very popular Grange School. Hartford also boasts a main line railway station to London Euston with regular services taking about two hours. Whilst being conveniently located for all the aforementioned places, Whitegate boasts some lovely surrounding countryside. Manchester and Liverpool International Airports can be commuted to in 30 - 45 minutes whilst railway links are offered at nearby stations including Hartford, Cuddington, Chester and Crewe

ENTRANCE VESTIBULE
8' 4" x 5' 6" (2.54m x 1.68m) Original front entrance door. Two front aspect windows. Tessellated floor. Single panel radiator. Door with decorative glass panelling and matching side panels either side leading to the entrance hall. Intruder alarm control panel.

ENTRANCE HALL
15' 9" x 15' 3" (4.8m x 4.65m) L shaped entrance hall. Measurements taken at maximum points. Tessellated floor. Picture rail. Coved ceiling. Two single panel radiators. Glazed door leading to the outside. Bespoke pitch pine staircase with spindled balustrade rising to the first floor. Aspect to large feature window over stairwell that enjoys magnificent far reaching rural lake and views. Doors to study/music room, drawing room and dining room.

STUDY/MUSIC ROOM
14' 11" x 12' 3" (4.55m x 3.73m) Two windows. Double panel radiator. Feature fireplace with open grate. Fitted bookshelves. Two wall light points. Decorative coved ceiling. Door to entrance hall. Bespoke folding doors to the drawing room.

DRAWING ROOM
20' 3" x 14' 11" (6.17m x 4.55m) Maximum measurements into bay window. Central fireplace with tiled hearth and insert and stone and timber surround housing open dog grate. Two double panel radiators. Feature bay window enjoying magnificent views of garden and views beyond. Side aspect window. Bespoke folding doors leading to the study/music room. Decorative coved ceiling. Two wall light points. TV point. Door to entrance hall.
DINING ROOM
16' 11" x 14' 11" (5.16m x 4.55m) Stripped and varnished pine flooring. Fireplace with tiled hearth and insert and marble and carved timber surround. Picture rail. Coved ceiling. Two wall light points, Double panel radiator. Large front aspect window overlooking driveway. Door to the entrance hall. Serving hatch leads to the morning room.

INNER HALL
12' 10" x 6' 10" (3.91m x 2.08m) Quarry tiled flooring. Single panel radiator. Doors to entrance hall, cloakroom, cellar and morning room. Staircase rising to the first floor.

CLOAKROOM
7' 8" x 6' 4" (2.34m x 1.93m) Fitted with a suite comprising low level WC and pedestal wash hand basin. Original wall mounted cupboards. Triple width stone mullion window overlooking garden and lake beyond. Quarry tiled floor. Single panel radiator. Part tiled walls. Door to inner hall.

CELLAR
The cellar is accessed via stone steps that pass a triple width window overlooking the rear garden. The stone steps lead down to a lobby.

LOBBY
12' 3" x 4' 4" (3.73m x 1.32m) Stone steps leading up to the inner hall. Doors to cellar/boiler room.

CELLAR/BOILER ROOM
16' 4" x 15' 1" (4.98m x 4.6m) Worcester condensing boiler. Shelving. Wooden eye level doors with access to the outside. Door to the lobby.

WINE STORE
7' 9" x 6' 6" (2.36m x 1.98m) Fitted with wine bays

THE MORNING ROOM
16' 0" x 13' 7" (4.88m x 4.14m) Quadruple width front aspect window with views over driveway. Single panel radiator. Oil fired Aga. Original floor to ceiling cupboards that has a serving hatch within it that leads back into the dining room. Doors to inner hall, kitchen and side hall. Wood laminate flooring. Wall mounted feature original bells. TV point.
KITCHEN
14’ 4” x 10’ 8” (4.37m x 3.25m) One triple and one double window enjoying magnificent views of garden and wonderful rural views beyond. Fitted with a range of Shaker style wall and floor cupboards together with sliding drawers and a rolled edge preparation surface throughout. Rangemaster Toledo cooker with integrated hob and matching extractor hood, inclusive within the sale price, eye level Teka microwave, integrated refrigerator and dishwasher. Deep pan storage drawers. Tiles surrounds to all preparation surfaces. Wine/champagne display racks. Wood laminate flooring. Side aspect window overlooking tennis court. Door to morning room.

BOOT ROOM
8’ 2” x 6’ 8” (2.49m x 2.03m) Central heating control panel. Coats hanging hooks, front aspect window, quarry tiled floor, single panel radiator. Door to morning room, door leading to the outside, intruder alarm control panel and door to the utility room.

UTILITY ROOM
7’ 10” x 7’ 5” (2.39m x 2.26m) Window overlooking tennis court. Space for washing machine and tumble dryer. Eye level cupboards. Single bowl stainless steel sink with chrome mixer tap. Quarry tiled floor. Single panel radiator. Access to eaves.

FIRST FLOOR

STAIRWELL
The principal pitch pine staircase from the entrance hall has single and quadruple windows that take advantage of the magnificent views over the rear garden, stunning lake and open countryside beyond. From the stairwell access can be gained to the first floor landing.

LANDING
15’ 9” x 13’ 6” (4.8m x 4.11m) Staircase with spindled balustrade leading down to the entrance hall. Two double panel radiators. Coved ceiling. Built in double width cupboard and doors to master bedroom, bedroom two, bedroom five and family bathroom.

MASTER BEDROOM
20’ 4” x 15’ 2” (6.2m x 4.62m) Bay window enjoying magnificent views of garden and open countryside beyond. Double and single panel radiators. Side aspect window. Door to the landing. Floor to ceiling fitted wardrobes. Fitted dressing table. TV point. Door to en-suite bathroom.
EN-SUITE BATHROOM
9' 10" x 6' 5" (3m x 1.96m) Fitted with panelled bath with chrome mixer tap and vanity unit consisting of low level WC with concealed cistern and push button flush, floor level cupboard and wash hand basin with chrome mixer tap and rolled edged top. Single panel radiator. Extractor fan. Side aspect window. Two wall light points. Door to bedroom.

BEDROOM TWO
18' 11" x 13' 5" (5.77m x 4.09m) Floor to ceiling fitted wardrobes. Single panel radiator. Large front aspect window overlooking driveway. Picture rail. Door to landing.

BEDROOM FIVE
10' 4" x 9' 11" (3.15m x 3.02m) Front aspect quadruple window. Single panel radiator. Original decorative cast iron fireplace. Fitted wardrobe with shelf and chrome hanging rail. Door to landing.

LOBBY
6' 10" x 4' 11" (2.08m x 1.5m) Single panel radiator. Door to landing. Door to airing cupboard and access to bathroom.

FAMILY BATHROOM
13' 1" x 6' 5" (3.99m x 1.96m) Fitted with a suite comprising panelled bath, fully tiled walk in shower enclosure and vanity unit with low level WC with push button flush, Sottini wash hand basin with chrome mixer tap and fitted cupboards. Wall mounted heated towel rail/radiator. Part tiled wall. Door to airing/cylinder/cupboard. Extractor fan.

INNER LANDING
15' 9" x 3' 10" (4.8m x 1.17m) Single panel radiator. Door to principal landing. Staircase leading down to inner hall and rising to second floor. Doors to bedrooms three, bedroom six, bathroom two and airing/cylinder cupboard.

BEDROOM THREE
13' 9" x 12' 2" (4.19m x 3.71m) Quadruple width front aspect window. Triple width side aspect window overlooking tennis court. Two single panel radiators. Fitted wardrobes. TV point.

BEDROOM SIX
7' 11" x 7' 8" (2.41m x 2.34m) Windows overlooking garden. Single panel radiator. Door to inner landing.

BATHROOM TWO
14' 4" x 5' 8" (4.37m x 1.73m) Fitted with a suite comprising low level WC, pedestal wash hand basin, panelled bath and fully tiled shower enclosure. Single panel radiator. Extractor fan. Window overlooking tennis court. Door to the inner landing.
SECOND FLOOR
Accessed via staircase from inner landing. Triple width stairwell window enjoying beautiful far reaching views. Attractive aspect down to inner hall. Single panel radiator. Doors to bedroom four, eaves storage cupboard and loft. Staircase leading down to inner landing.

BEDROOM FOUR
12' 8" x 11' 10" (3.86m x 3.61m) Quadruple width side aspect window overlooking tennis court and enjoying far reaching countryside views. Single panel radiator. Exposed ceiling beams. Cast iron fireplace. Built in wardrobe with shelf and chrome towel rail. Door to landing.

EAVES STORAGE CUPBOARD
6' 2" x 4' 7" (1.88m x 1.4m) Shelving and light connection.

LOFT
41' 1" x 13' 3" (12.52m x 4.04m) Average measurement. Partly boarded to provide some storage with ample potential to be further developed.

EXTERNAL
The property is approached via a private gated driveway that rises gently and bends round before reaching a very large parking and turning area with central turning circle directly in front of the house. The driveway provides ample off road parking and turning space for multiple vehicles and also leads directly to the detached double garage with office/studio over. Timber pedestrian gates lead to a lovely area of lawn that is located behind the garage, overlooks the tennis court and has the brick and slate building within it. The lawn is of flat gradient and provides the perfect venue for the evening sun.

The side garden is in an attractive woodland area with mature trees, expanses of lawn and mature plants and bushes.

The rear garden is a spectacular feature of the property being south westerly in its orientation, enjoying the most wonderful far reaching undulating views to lake and forest beyond. The garden enjoys total levels of seclusion and privacy, not being overlooked from any angle and in addition to the large area of lawn there is also a very large and attractive terrace providing a perfect venue for alfresco dining and a tiered pergola that runs between the full sized tennis court and the principal area of lawn. Beyond the garden there are wonderful rural views and the boundaries are clearly defined by a combination of fencing and hedging.

The grounds extend in total to 0.888 acre.
COACH HOUSE
These rooms have been utilised by the present owner as a home office with a telephone/broadband connection independent from that of the principal dwelling. Full operational intruder alarm system independent from the principal dwelling.

GARAGE ONE
16' 5" x 13' 1" (5m x 3.99m) Pedestrian door leading to the side. Electrically operated up and over door. Door leading to garage two.

GARAGE TWO
17' 0" x 12' 3" (5.18m x 3.73m) Electrically operated up and over door. Oil tank.

STUDIO/OFFICE
Accessed via stone steps to the side of the building. Internal wooden staircase that leads to the studio/office.

ROOM ONE
16' 2" x 12' 9" (4.93m x 3.89m) Stripped and varnished wooden flooring. Staircase leading down to the outside. Side aspect window. Exposed brick wall. Double panel radiator. Vaulted ceiling. Exposed beams. Double glazed window overlooking driveway. Framed opening to room two.

ROOM TWO
16' 1" x 12' 10" (4.9m x 3.91m) Two double panel radiators. Stripped and varnished wooden flooring. Exposed brick walling. Vaulted ceiling with exposed ceiling beams. Dual aspect double glazed windows to side and rear and framed opening to room one. Television point (not connected).

BRICK AND SLATE OUTBUILDING

FULL SIZED TENNIS COURT
The property benefits from a full sized tennis court with ducting for lighting if required. The tennis court is in an excellent well conditioned court and has been continually maintained and improved through the years and also benefits from fencing enclosure to all four sides.

PRINCIPAL OUTBUILDING
This building does not have the benefit of power connection.

BIKE STORE
8' 10" x 7' 6" (2.69m x 2.29m) Lockable door leading to the outside. Window.

GARDEN STORE
9' 6" x 7' 7" (2.9m x 2.31m) Lockable door to the outside. Window. Vaulted ceiling. Exposed brickwork.
SERVICES
We understand that mains water, electricity, oil central heating and private septic tank drainage are connected. The property does not pay any water rates. In 2016/17 the Council Tax will be Band G (£2642.79).

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. Upon reaching the roundabout take the third exit onto the A49. Proceed up the A49 through the village of Cotebrook and after passing the Garden Centre on the left hand side you will come to a crossroads. At the crossroads take the right turn onto the A54. Proceed along, passing the Shrewsbury Arms Public House on your left side and at the next crossroads take a left hand turn onto Shay Lane. Proceed along Shay Lane for a couple of miles until reaching a further set of crossroads. Proceed straight on over the crossroads into Whitegate Village. Proceed along passing Whitegate primary school and Whitegate parish church on the left hand side. The driveway entrance to the subject property will be found a little further along on the left hand side and is distinctive by virtue of a double width five bar gate with the name of the property attached to it.