



MALKINS, QUARRY BANK, UTKINTON, CHESHIRE, CW6 0LR



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# Malkins,

## Quarry Bank, Utkinton, CW6 0LR

**Enjoying wonderful far reaching views towards the Welsh hills, set in grounds of 0.316 acres and within walking distance of a thriving village store and primary school - a detached house offering in total four bedrooms, three bathrooms, two reception rooms, good sized kitchen and large double garage**





This excellent individual detached property is well placed within Utkinton village being within strolling distance of a popular primary and the thriving Rose Farm shop/butchers. Despite its centrality the property has very private and mature gardens with the plot extending to 0.316 acres and also fabulous views to the side that incorporate the Welsh hills. Only upon internal inspection will prospective purchasers fully understand the sheer amount of space, flexibility and quality that is on offer.

The accommodation opens with a spacious and elegant entrance hall that is so large and has room within it for easy chairs and sofa's. Stairs rise to the first floor whilst doors lead to a number of different rooms. The principal reception room is an outstanding through living room that has aspect to the front and the back and sliding patio doors leading to a fabulous balcony/terrace area that overlooks the rear garden. The room extends to just under 24ft which is an unusually large space for a house at this price point on the market. A central fireplace gives the room a super focal point and the overall quality space is impressive. There is a second reception room at the

front of the house presently utilised by the owners as a dining room whilst the well equipped breakfast kitchen has ample space within it for table and chairs and also has a door that leads to a useful utility room. At ground floor level there are two further rooms that are used by the present owners as bedrooms but could alternatively be used as reception rooms if required. These two rooms are served by an appealing bathroom with roll top bath and separate cloakroom.

From the entrance hall there are stairs that rise up to the first floor accommodation and down to the lower ground floor/basement. In the lower ground floor/basement there are two doors, one that leads to the study/office and the other to the large integral double garage. The study/office could alternatively be used as a hobby/games room or music room and it should be noted that within this room there is easy access for further storage space. The double garage has power and light and an up and over door that leads to the outside.



The first floor accommodation opens with a lovely landing that is used by the present owners as a reading room and study. There is a large storage cupboard on the landing and doors that lead to two bedrooms and a good sized shower room. The master bedroom suite is an excellent feature of the property opening with a large dressing room with floor to ceiling wardrobes. The bedroom area itself enjoys lovely aspect and is a very large double room. Completing this section of the master suite is a well equipped en-suite. Completing the accommodation is bedroom two which is a large double room which is accessed from the landing.

Externally the property to the front is approached via electrically operated security gates that secures a large driveway/parking area. From the front driveway excellent views can be enjoyed including the Welsh hills.

The rear garden is a fantastic feature of the property being large, secluded, mature and established. Whilst predominantly laid to lawn there is also attractive seating areas and a general sense of openness and tranquillity. From the rear garden the double garage can be accessed.





## LOCATION

Utkinton is a hugely popular village that lies just 2 miles from the centre of Tarporley. Excellent local schools include Utkinton and Tarporley Church of England Primary Schools and Tarporley High School all within close proximity. Utkinton enjoys beautiful views and is within walking distance of the house is the Sandstone Trail. Within the village is Rose Farm Shop which comprises a post office, delicatessen, off licence, cafe, garden centre and has a strong emphasis on promoting local produce.

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops including convenience stores, banks, fashion boutiques, cafes, restaurants, public houses and also has the benefit of a Doctors Surgery and Churches. The village is also renowned for its excellent educational facilities with Tarporley Primary and High School being in the centre of the village. There are outstanding educational establishments in both the state and the private sector being located in the surrounding villages. Of particular note is that Tarporley High School has recently been rated as 'outstanding' by Ofsted.

Tarporley has also has its own community centre, doctors and dentist surgery. Other nearby amenities include Oulton Park Motor Racing Circuit, ancient castles, boating facilities on nearby canals, Beeston Market and within only ten minutes drive is the picturesque Delamere Forest. Whilst the village is renowned for its outstanding natural beauty (from some parts of the village views of 13th Century Beeston Castle can be enjoyed).

For those seeking a city, Chester is only 15 to 20 minutes away whilst the area is serviced by a regular bus route. Kings and Queens independent schools are within a short drive into Chester. Local recreational facilities include Tarporley Tennis Club and Portal Golf and Country Club. Tarporley is well placed for commuting to the commercial centres of the Northwest. Delamere rail station is within 4 miles and Crewe Station has a direct line train to London, Euston within 1 hour 40 minutes. Manchester International Airport and Liverpool John Lennon Airport are within 27 miles.

Nantwich is also a nearby charming market town set beside the River Weaver with a rich history, a wide range of over 250 speciality shops and two major supermarkets-Sainsburys and Morrisons. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.



#### ENTRANCE HALL

21' 0" x 10' 6" (6.4m x 3.2m)

Door to outside. Access to inner hall.

#### DINING ROOM

16' 6" x 9' 3" (5.03m x 2.82m) Front and side aspect

UPVC double glazed window. Single panel radiator.

Door to the entrance hall.

#### BREAKFAST KITCHEN

16' 4" x 13' 0" (4.98m x 3.96m) Triple width UPVC double glazed window overlooking garden and enjoying far reaching distant views. Fitted with a range of wall and floor cupboards together with sliding drawers and granite preparation surfaces throughout. Space for Rangecooker with multispeed Leisure extractor hood. Glass fronted crockery display cabinet. Integrated dishwasher. One and half bowl sink with mixer tap and drainer etchings into granite. Door to the utility room. Double panel radiator. Door to the entrance hall.

Door to the utility room. Double panel radiator. Door to the entrance hall.

#### UTILITY

10' 1" x 5' 5" (3.07m x 1.65m) Floor level cupboards with rolled edge preparation surface. Single bowl stainless steel sink with drainer unit and mixer tap. Space for washing machine and tumble dryer. Space for American style fridge/freezer. Tiled surrounds to preparation surface. Side aspect window. Door leading to the outside. Door to the breakfast kitchen.





#### INNER HALL

With doors to living room, cloakroom, bathroom, bedroom three and bedroom four. Staircase leading down to lower ground floor which has access to the office and garage.

#### BEDROOM THREE

13' 7" x 12' 7" (4.14m x 3.84m) Triple width UPVC double glazed window overlooking rear garden. Single panel radiator. Wash hand basin with tiled splashback and glass shelf. Door to inner hall.

#### BEDROOM FOUR

12' 11" x 11' 10" (3.94m x 3.61m) Triple width double glazed window overlooking garden. Single panel radiator.

#### BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m) Fitted with a suite comprising low level WC, pedestal wash hand basin and an attractive rolled top bath with mixer tap and shower attachment. Obscured glass double glazed window. Part tiled walls. Wood laminate flooring. Door to the inner hall.

#### CLOAKROOM

6' 6" x 3' 1" (1.98m x 0.94m) Low level WC and wash hand basin with tiled splashback. UPVC double glazed obscured glass window. Door to the inner hall.

#### LIVING ROOM

23' 11" x 16' 11" (7.29m x 5.16m) Central fireplace with stone hearth, insert and surrounding housing living flame coal effect gas fire. Double and single panel radiators. Four wall light points. Glazed door leading to the inner hall. Decorative coved ceiling. Two ceiling roses. Sliding doors leading to the balcony with wrought iron railings.





## LOWER GROUND FLOOR

### OFFICE

15' 11" x 9' 5" (4.85m x 2.87m) Triple width window overlooking south facing garden. Door leading to extensive storage. Door leading out to lobby which in turn leads to the integral garage.

### INTEGRAL GARAGE

24' 0" x 17' 2" (7.32m x 5.23m) Up and over door. Power and light connection. Hot water cylinder. Door to lobby.

## FIRST FLOOR

### LANDING/READING ROOM

11' 4" x 8' 10" (3.45m x 2.69m) Triple width window overlooking south facing garden and enjoying far reaching views of countryside. Single panel radiator. Double width doors leading to large built in airing cupboard with slatted shelf and door to further eaves storage. Doors to master bedroom, bedroom two and shower room.

## MASTER BEDROOM SUITE

### DRESSING AREA

11' 0" x 7' 10" (3.35m x 2.39m) Single panel radiator. Door to eaves storage. Velux skylight. Double glazed window. Door to the landing/reading room. Door to bedroom.

### BEDROOM

17' 8" x 15' 10" (5.38m x 4.83m) Triple width window overlooking garden and enjoying excellent views and side aspect window overlooking open countryside. Single panel radiator. Door to en-suite bathroom and door to dressing room.

### ENSUITE BATHROOM

12' 4" x 7' 9" (3.76m x 2.36m) Fitted with a suite comprising low level WC, vanity unit with floor level cupboard and wash hand basin and panelled bath with fully tiled area over housing shower unit. Velux window. Glass shelf. Extractor fan. Recessed ceiling spotlights. Door to bedroom.





## BEDROOM TWO

16' 7" x 14' 1" (5.05m x 4.29m) Maximum measurements taken at widest point. Triple width window overlooking garden and excellent views beyond. Double panel radiator. Door to landing/reading room.

## SHOWER ROOM

8' 5" x 7' 10" (2.57m x 2.39m) Fully tiled shower enclosure. Low level WC. Vanity unit with floor level cupboard, wash hand basin and tiled splashback. Velux double glazed skylight window. Single panel radiator. Door to the landing/reading room.





## EXTERNAL

The property is approached via two sandstone pillars that house central timber five bar gates that secure an extensive cobble set, gravel and concrete driveway. There is off road parking for numerous vehicles and the driveway leads down the right hand side of the property to the rear where the large double garage is located. In the front garden there is also a bed with a dwarf wall and stone edging housing a range of flowers and smaller plants in addition to a beautiful dry stone wall with further plants. The boundaries are clearly defined by mature hedging throughout.

The south facing rear garden is an outstanding feature of the property. The garden enjoys outstanding levels of seclusion and privacy and to the side wonderful far reaching views towards the Welsh hills. Whilst predominantly laid to lawn there are numerous of other features of note in the garden including raised beds that are abundantly stocked, mature and young trees including some fruit trees and attractive hedging. A feature patio and a superb custom built well. The maturity, establishment and privacy of the garden cannot be

overstated and a viewing is encouraged to appreciate their excellence.

## SERVICES

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

## VIEWING

Viewing by appointment with the Agents Tarporley office

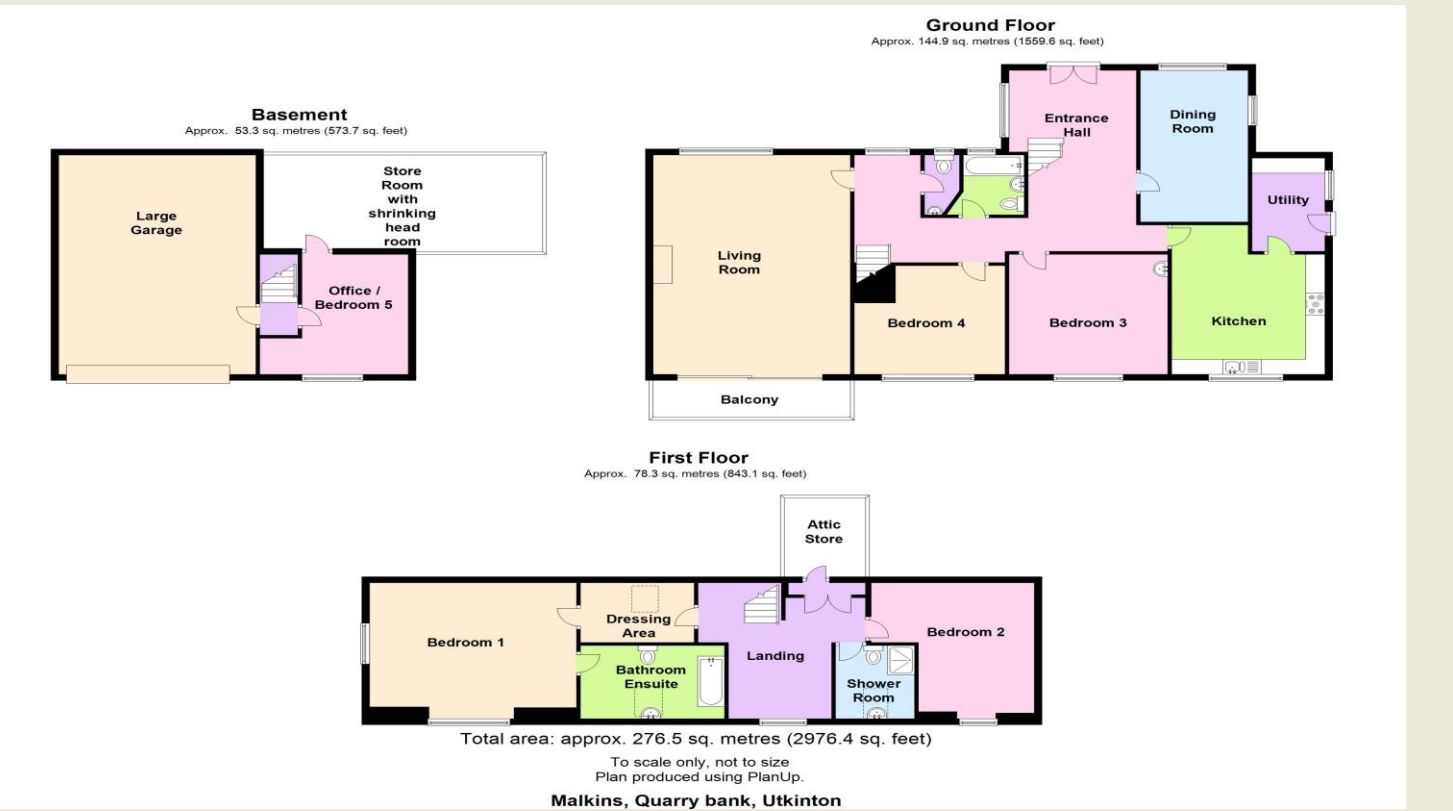
## TENURE

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 take the third right onto Utkinton Road. Proceed up Utkinton Road passing a barn conversion on the left hand side and the Rose Farm Shop on the right hand side. Taken the second right after the Rose Farm Shop into Quarry Bank proceed further up and the property will be found on the right hand side clearly identified by a Wright Marshall for sale board.



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