



BULKELEY HALL, BULKELEY, MALPAS, SY14 8AZ



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

Bulkeley Hall,

Bulkeley, Malpas, SY14 8AZ

Set in grounds of 9.3 acres - a beautifully restored and impeccably presented classic Georgian country house offering 7884 square feet, with outbuildings, outdoor swimming pool and far reaching views





SUMMARY

GROUND FLOOR

Reception hall, four formal reception rooms, drinks room, open-plan kitchen with dining area, boot room, laundry, pantry

FIRST & SECOND FLOOR

Master bedroom suite, three further guest suites, four further bedrooms, family bathroom, WC, playroom

OUTSIDE

Swimming pool and pool house, stabling, tennis court, Lake, gardens, grounds, paddocks

In all about 9.3 acres

Two bedroom lodge (available by separate negotiation)

THE HOUSE

Bulkeley Hall is one of the finest examples of mainstream Georgian architecture in the region. Described by English Heritage in their Grade II* listing as a mid 18th Century mansion it displays the classic proportions and balance

which is typical of the period. It was built for Thomas Bulkeley, gentleman of Malpas, whose family had links with both the Cholmondeley and Grosvenor families, who remain major landowners in the area.

The Hall is constructed in a Flemish bond brick under a slate roof with stone quoins, sash windows, stone sills and lintels with central pediments and is presented to the highest of standards. Whilst it retains a wonderful range of period detailing, it was comprehensively redeveloped by the current owners with the help of Mark Gillette Interior Design, one of the top interior design firms in the UK.

The result is accommodation which offers an exciting mix of traditional and contemporary design, created without compromise. Stone steps lead up to a recessed front door flanked by reeded wooden columns and with a fluted frieze and radial bar fanlight. It opens into a large reception hall with a flagstone floor and a fireplace with a stone chimney piece and iron grate. Off the hall is the principal access to the dining room with a hand painted mural depicting a rural scene, a fireplace with a marble chimney piece and an arch with an inset glazed panel.



The staircase hall provides access to an elegant hexagonal drawing room, again with a stone fireplace and French doors opening onto a paved terrace and landscaped walled garden beyond. The link between the drawing room and library is arranged as a drinks room, with a sink, fitted cupboards and shelving, and provides access to the wine cellar.

The library is less formal in style and doubles as a study and cinema room. A corridor from the staircase hall passes a cloakroom arriving at a side hall with extensive fitted cupboards and a central ottoman. The kitchen is positioned at the rear of the house and takes best advantage of the views over the lake and the adjoining countryside.



Smallbone were commissioned to design and construct the kitchen units and a large island unit. A breakfast/dining area extends into a green oak extension and at the opposite end of the kitchen is a study area and a sitting room, from which is a door leading to a back staircase and a door to the garden.





On the first floor is a fine master bedroom suite with a bathroom and dressing room, a guest suite, 3 further bedrooms, a linen room, WC and a family bathroom. On the second floor are two guest suites, a bedroom, WC and a playroom.

GARDENS AND GROUNDS

At the front of the house the garden forms an expanse of formal lawns either side of the drive which is finished in fine gravel and edged with granite sets. Against the front of the house are shrub borders with box and topiary and to the south east of the house is an exquisite walled garden with a series of raised beds and floral borders divided by paths.



The garden (lawns, flower beds and vegetable garden) is fully irrigated via a fully automated irrigation system which is fed from the lake. A gate within the walled garden leads up to a sheltered outdoor swimming pool complex surrounded by a flagged terrace finished in York stone.

Against the pool is a brick, timber and glazed pool house incorporating a garden room, open fronted barbeque area with dining and kitchen, twin changing rooms with shower facilities and a plant room housing the equipment for the swimming pool.

Adjacent to the swimming pool is an all-weather tennis court and beyond which are further lawned gardens extending across the back of the house and sloping down to a very attractive lake.

The lake is framed by trees, underplanted with rhododendrons and spring bulbs. Adjacent to the lake and behind the stabling is a natural woodland garden with children's play area and tree house. The whole extends to 9.3 acres or thereabouts

OUTBUILDINGS

From the turning circle in front of the house the drive connects to a small courtyard around which there is stabling constructed of brick under a slate roof with loose boxes, feed store, tack room, machinery and implement stores. Behind the stabling is an all weather sand manège with post and rail perimeter fencing. Beyond the immediate gardens railed paddocks.





LOCATION

Bulkeley Hall lies in beautiful rolling South Cheshire countryside with lovely views across the surrounding landscape. It is about nine miles from the popular village of Tarporley and six miles from Malpas, which offer an excellent range of day to day services.

Bulkeley is a good location from which to commute to Chester, Liverpool and Manchester on a daily basis. It is also only 15 miles from Crewe and a regular rail service to London Euston (approximately 1½ hours).

Tarporley is a highly sought after village. It has an attractive High Street with a wide range of independent shops and restaurants. It has previously been ranked third in Britain's Top Ten Perfect Villages. Malpas is a picturesque English country village, recorded in the Domesday Book, with a fine gothic church (St Oswalds) and buildings in a mixture of architectural styles.

It has a good range of shops, pubs and restaurants. Heber High is an outstanding (Ofsted) secondary school situated on the outskirts of the village. There are excellent private schools in the region including King's and Queen's schools in Chester,

Shrewsbury School, Ellesmere College, Moreton Hall and Packwood Haugh Preparatory School.

The City of Chester (13 miles) is one of the north west's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales. Chester also gives access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports.

The leisure opportunities are also excellent. Portal Golf Club and Carden Park Hotel and Spa both have championship golf courses and a range of other facilities. There are also numerous walks in the area and polo at the Cheshire Polo Ground

DISTANCES FROM KEY LOCATIONS

Chester 13 miles
 Liverpool 31 miles
 Manchester 44 miles
 Birmingham 70 miles,
 M6 38 miles
 M53/M56 motorways 13 miles
 Crewe Station 15 miles
 Liverpool Airport 35 miles
 Manchester Airport 37 miles
 (All distances quoted are approximate)



DIRECTIONS

From our office in the centre of Tarporley proceed out of the village in the direction of Nantwich passing Texaco petrol station/Spar on the left hand side and upon reaching the T junction with the A49 turn left. Proceed 500 yards to the traffic lights with the Red Fox Indian Restaurant on the right hand side and turn right onto the A49 towards Whitchurch. Continue through the villages of Beeston, Bunbury Heath (30 mph limit) and Spurstow about three miles in all. On passing Panama Hatties restaurant on the right hand side proceed for a further mile and a half and take a right turn onto the A534 towards Wrexham. Proceed for a short distance and at the next junction take a right onto the A534. Proceed along the A534 passing the Bickerton Poacher Pub on the left hand side. Proceed a short distance and soon after passing the right turn into Coppermine Lane take the next left into Bulkeley Hall Lane. Proceed down the lane and follow the bend around to the left. Take the first driveway entrance on the left and follow it round to the entrance to Bulkeley Hall

ROOMS AND DIMENSIONS

ENTRANCE RECEPTION

18' 9" x 18' 9" (5.72m x 5.72m)

ENTRANCE HALL

16' 10" x 13' 0" (5.13m x 3.96m)

DINING ROOM

23' 3" x 14' 10" (7.09m x 4.52m)

LIBRARY

20' 6" x 14' 6" (6.25m x 4.42m)

DRAWING ROOM

28' 5" x 28' 3" (8.66m x 8.61m)

KITCHEN

35' 0" x 13' 8" (10.67m x 4.17m)

DINING AREA

18' 6" x 16' 0" (5.64m x 4.88m)

SITTING ROOM

16' 0" x 15' 5" (4.88m x 4.7m)

BAR

CLOAKROOM

PANTRY

BOILER ROOM

UTILITY

STUDY AREA



FIRST FLOOR

LANDING

- MASTER BEDROOM
19' 0" x 16' 10" (5.79m x 5.13m)
- DRESSING
14' 10" x 9' 0" (4.52m x 2.74m)
- BATHROOM
- BEDROOM TWO
16' 8" x 14' 8" (5.08m x 4.47m)
- EN-SUITE
- BEDROOM THREE
17' 6" x 14' 10" (5.33m x 4.52m)
- BEDROOM FOUR
16' 6" x 15' 0" (5.03m x 4.57m)
- BEDROOM FIVE
16' 6" x 12' 4" (5.03m x 3.76m)
- BATHROOM TWO

SECOND FLOOR

- LANDING
- BEDROOM SIX
16' 9" x 15' 0" (5.11m x 4.57m)

EN-SUITE

- BEDROOM SEVEN
15' 9" x 15' 3" (4.8m x 4.65m)
- BEDROOM EIGHT
15' 0" x 8' 9" (4.57m x 2.67m)
- PLAYROOM
19' 3" x 18' 10" (5.87m x 5.74m)
- BATHROOM THREE
- BATHROOM FOUR

- SERVICES
Mains water and electricity. Private Drainage.

- LOCAL AUTHORITY
Cheshire East Council (Tel 0300 123 5500)

- ENERGY PERFORMANCE RATING
Band E

- COUNCIL TAX
Band H



Ground Floor

VIEWINGS

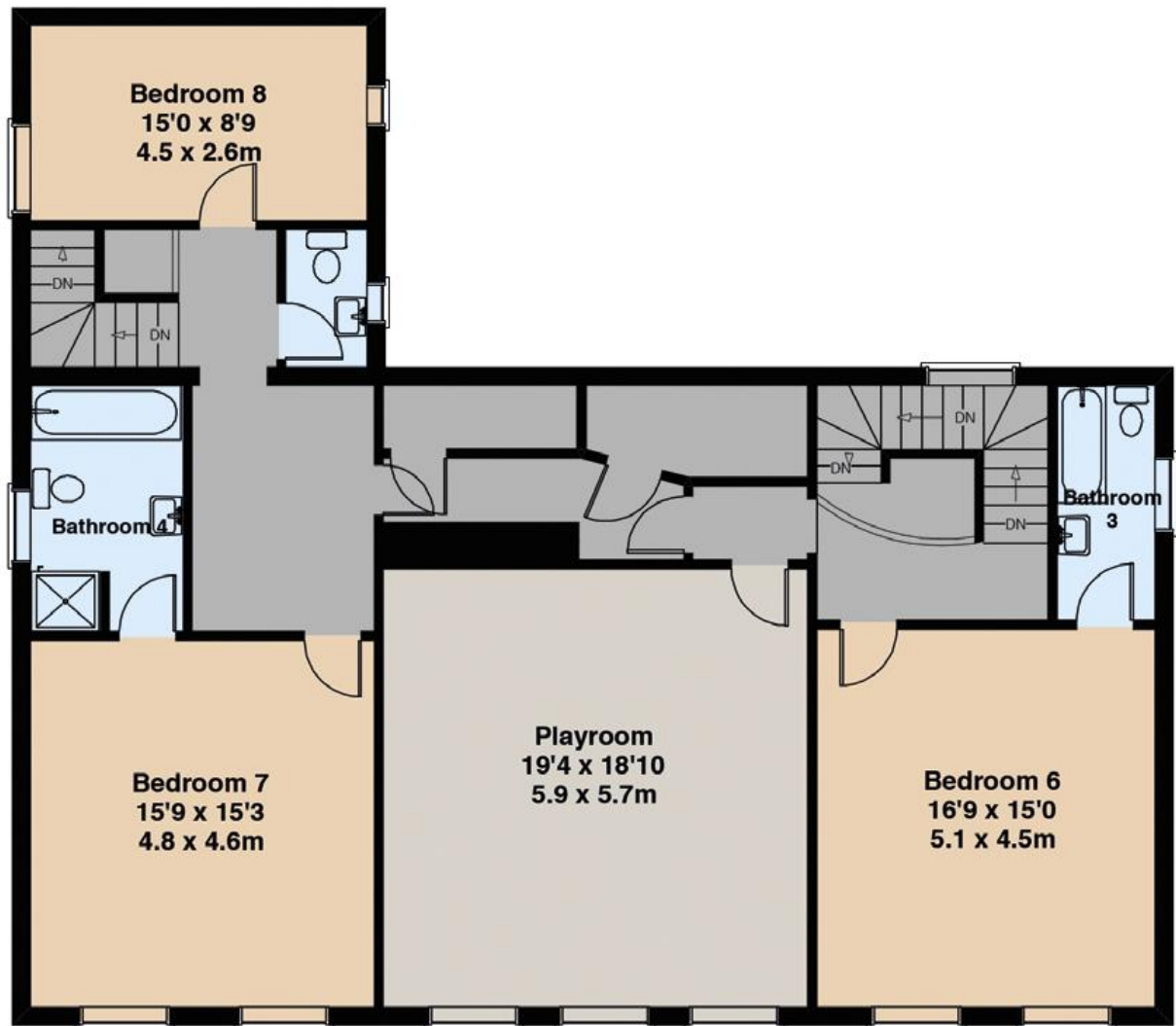
All viewings must be made strictly by appointment through Wright Marshall Tarporley office

RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves, whether masts, pylons, stays, cables, drains, and gas and other pipes, whether referred to in these particulars or not.



First Floor



Second Floor