

Tilstone Lodge



Nr Tarporley ♦ Cheshire





Tilstone Lodge

An outstanding country estate with elegant Grade II listed house standing in a private parkland setting

TILSTONE LODGE is situated on the edge of the rural hamlet of Tilstone Fearnall just beyond the picturesque village of Tarporley. Occupying a rural position in a scenic part of South Cheshire, the estate extends to approximately 115 acres (46.54 ha) within a ring fence bordered by woodland providing a truly private setting.

Tilstone Lodge supports an impressive period house approached through mature parkland via twin entrances with guardian lodges at the end of each drive. The house which is centrally situated within its land stands in beautiful gardens and enjoys a southerly aspect overlooking a magnificent lake. In addition to the main house there are cottages, stable yard, offices, walled kitchen garden and farm buildings providing purchasers with the rare opportunity to acquire a traditional estate which remains completely intact.

Tilstone Lodge dates from 1832 and was commissioned by Admiral Tollemache whose family subsequently built and resided nearby at Peckforton Castle. Admiral Tollemache retained the celebrated architect, Thomas Harrison to design Tilstone Lodge and who had previously been responsible for Chester Castle and the Grosvenor Bridge overlooking the racecourse.

Features

The House

- Porte Cochere
- Reception Hall
- Drawing Room
- Sitting Room
- Billiard Room
- Study
- Dining Room
- Morning Room
- Kitchen
- Playroom
- Butlers Pantry & Boot Room
- Scullery & Stores
- Vaulted Cellars
- Master Bedroom Suite with Dressing Rooms & Bathrooms
- 4 further Principal Bedrooms & 2 Bathrooms
- 6 further Secondary Bedrooms & 3 Bathrooms
- Staff Quarters

The Cottages & Outbuildings

- Front and Back Entrance Lodges
- Housekeepers Cottage
- Stable Cottage
- Offices & Garaging
- Stable Yard with Loose Boxes
- Former Squash Court
- Farm Buildings

The Gardens & Grounds

- Formal lawned gardens
- Walled kitchen garden
- Heated outdoor swimming pool
- 10 acre Lake with island
- Parkland and productive farmland
- Woodland & Ponds

In all about 115 acres (46.54 ha)





Distances

- Tarporley 1 mile
- Nantwich 7 miles
- Chester 12 miles
- Manchester 33 miles
- Liverpool 28 miles
- Birmingham 74 miles
- Crewe Station 13 miles
- M6 Motorway 17 miles
- Manchester Airport 27 miles
- Liverpool Airport 25 miles
- Crewe to London – 1 hr 45 minute rail service





Location

Tilstone Lodge occupies an extremely desirable position in rural Cheshire and yet is convenient for the surrounding areas of commerce with excellent road and rail links. The Estate is situated 1 mile to the south-east of Tarporley with its attractive High Street and good range of shops, banks, surgery, cottage hospital, churches, restaurants and pubs. The County town of Chester is 12 miles to the west offering a more comprehensive range of services including excellent private education at The Kings and Queens schools.

On the recreational front there are several golf courses nearby including Portal and Delamere, sailing and rowing on the River Dee at Chester and motor racing at Oulton Park. For the equestrian enthusiasts there is hunting with the Cheshires, polo at Little Budworth, Nr Tarporley and horse racing at Chester, Bangor on Dee, Haydock, Aintree, Uttoxeter and Wolverhampton. Despite its rural location, Tilstone Lodge is very accessible being 17 miles from the M6 motorway permitting daily travel to Manchester, Liverpool, The Potteries and Birmingham. Liverpool and Manchester International Airports are 25 and 27 miles respectively and travel to London is available via Crewe Station which is 13 miles distant.



Description

The Front Lodge and main entrance is to the south of Tilstone Lodge and from which a long private drive leads through open parkland taking in views of the lake. On approaching the house the drive divides branching off to the stable yard and back drive whilst the main drive continues to a parking and turning area against the west front and porte cochere. Tilstone Lodge is designed in the Georgian style and constructed of brick with part rendered and colour washed elevations under a slate roof incorporating a handsome 3-bay front flanked by a wing which is set back.

Ground Floor

The interior to Tilstone Lodge is particularly impressive and is referred to in the book of 'Cheshire Country Houses' for its simplicity and harmony of proportion. The principal rooms retain all the original features with decorative plaster ceilings and cornice work, picture and dado rails, panelling, window shutters, parquet wood-block flooring, panelled doors with deep architraves and handsome marble fireplaces. The principal reception rooms are arranged off a 36' hall containing a handsome oak staircase and large open fireplace with dog-grate beneath a carved stone surround. All the reception rooms overlook the gardens whilst the drawing room on the south façade also enjoys a view of the lake. The drawing room is a magnificent room containing a fine decorative plaster ceiling, an open fireplace with marble surround and fluted pilasters, built-in display cabinet and full depth bow window with 2 sets of French windows accessing the terrace and lawns which lead down to the lake. Double doors from the drawing room connect to the billiard room with vaulted ceiling, panelled walls, built-in bookcases and parquet wood-block flooring. The adjoining sitting room which is also accessed from the reception hall contains an open fireplace with carved marble surround, decorative ceiling cornice and full depth windows overlooking the terrace with distant views to the Derbyshire hills. The study is a particularly pleasant room enjoying the morning sun having an open fireplace with carved marble surround and elegant bow window with French windows onto the terrace. The dining room is another impressive room with decorative ceiling cornice, plaster panelling to the walls, full depth windows and an open fireplace with cast-iron grate beneath an ornate carved wood surround.









First Floor

From the reception hall a turned oak staircase with half landing leads to a galleried landing beneath a central domed lantern. Off the landing is the master suite extending across the south elevation overlooking the gardens, lake and parkland. The principal bedroom is an extremely light and spacious room with open fireplace and cast-iron inlay beneath an attractive marble surround.

Off the master bedroom is an en-suite bathroom incorporating a dressing area with built-in wardrobes and a further bathroom with separate dressing room. Accessed from the galleried landing are 4 further principal bedrooms and 2 bathrooms. All the bedrooms are well proportioned double rooms with high ceilings, handsome fireplaces, built-in wardrobes and wash hand-basins. Off the lower landing which incorporates the rear stairs are 6 secondary bedrooms and 3 further bathrooms. The rear landing contains a series of rooms suitable as staff quarters with a connecting door at first floor level to Housekeepers Cottage.

Beyond the principal reception rooms is an inner hall with secondary front entrance and separate back door to the garden beneath the rear stairs next to a lower hall. Off the lower hall is a morning room with dining and sitting area opening to a farmhouse style kitchen with fitted wall and base units under work surfaces incorporating an oil fired Aga and central island unit. On the opposite side of the lower hall is the butler's pantry with large walk-in silver safe and substantial built-in glass fronted cupboards. Beyond is the former flower room used as a boot room and utility and at the end of the lower hall a children's playroom. Off the kitchen is a scullery, pantry and collection of cold rooms and stores. Beneath the back stairs, steps lead down to an extensive basement incorporating vaulted cellars and wine bins.

The Gardens & Grounds

The gardens and grounds are a notable feature of Tilstone Lodge which occupies a truly remarkable setting containing specimen trees and shrubs, floral borders, formal lawns against the lake and a productive walled kitchen garden.

To the front of the house beneath an impressive stand of wellingtonia, cedar and pine trees is a lawned garden which incorporates a sandstone ha-ha against the parkland. The garden extends across the south elevation with formal shrub borders containing an array of azaleas, magnolias, acers and a selection of Spring bulbs. The formal lawns which extend down to the lake incorporate a croquet lawn and former grass tennis court with wooden summer pavilion.

Beneath the east elevation of the house is a raised Yorkstone terrace with steps down to a tiered lawn flanked by yew hedges with seating areas and floral borders containing hosters, delphiniums, peonies, lupins, iris, asters and a series of rose beds. The lawns extend down to a woodland dell beneath

a stand of wellingtonia underplanted with banks of rhododendrons and camellias and encircled by daffodils against the lake.

At the bottom of the lawn is a large heated outdoor swimming pool complete with pavilion and changing facilities. The pool area is sheltered by a leylandii hedge and incorporates a large flagged terrace with barbecue area. The boiler, pump and filtration system is housed in a separate building and screened from the pool behind a shrub border.

Against the walled garden is a **Secret Garden** comprising a series of gardens divided by high yew hedges with shrub borders containing scimia, piris, rhododendrons, azaleas, hydrangeas, buddleia and tree peonies. A grass pathway connects the gardens with central sun dial. At the top of the Secret Garden stone steps lead down to a **Rockery Garden** with a collection of conifers, specimen shrubs, heathers and Spring bulbs.







The Lake

The lake provides a spectacular backdrop to Tilstone Lodge extending south from the lower garden. The lake covers an area of 10 acres and is ideal for rowing boats and dinghies with a series of pontoons. The lake incorporates a small island covered in rhododendrons and azaleas whilst the lake itself is bordered by mature woodland and banks of rhododendrons which cascade down to the waters edge

The Walled Kitchen Garden

From the 'Secret Garden' a door in the wall leads through to the **Kitchen Garden** which is completely enclosed. The walled garden is divided by central paths and contains 3 greenhouses, a series of raised beds, productive vegetable garden, asparagus beds, orchard and soft fruit canes including raspberries, gooseberries, blackcurrants, blackberries and rhubarb. At the top of the Walled Garden against the stable block are a series of dog kennels and chicken run. Against the north wall to the Kitchen Garden, is the former 'Gardeners Cottage' and a collection of potting sheds and outhouses.





The Cottages & Outbuildings

Housekeepers Cottage

Situated to the rear of the house fronting a courtyard and forming the northerly end of the east wing. The accommodation which has the benefit of oil central heating briefly comprises:- vestibule, dining hall with study area, sitting room, bathroom and 3 bedrooms.

Stable Cottage

Stable Cottage incorporates part of the southerly range to the main stable block and the accommodation which has the benefit of oil central heating briefly comprises:- hallway, living/diner, kitchen, first floor sitting room, 3 bedrooms and bathroom.



The Front Lodge

Situated at the southerly entrance in a woodland setting with banks of rhododendrons. The Front Lodge is constructed of brick with white painted elevations under a tiled roof and has the benefit of oil central heating. The accommodation briefly comprises:- Sitting Room; Kitchen; Bathroom and 3 Bedrooms. The Front Lodge is accessed independently of the main entrance drive with parking and garden area to the rear.

The Back Lodge

The Back Lodge is accessed off the lane which follows the westerly boundary to the Estate and is situated at the bottom of the drive overlooking a grassed triangle. It is a 2 storey property constructed of brick under a tiled roof with dormer windows



and has the benefit of oil central heating. The accommodation briefly comprises:- Sitting Room; Dining Room; Kitchen; Bathroom and 2 double Bedrooms. The Back Lodge backs onto the parkland and has a lawned garden with parking area.

Office

Within the central portion of the Stable Block at ground floor level is a suite of offices with reception area/secretarial office and beyond a spacious office/meeting room. To the side of the office an internal staircase leads to an extensive first floor area which extends over the garaging and previously served as staff accommodation.

Garaging

The northerly range to the main Stable Block incorporates garaging for 4 cars with inspection pit fronting the stable yard and a separate garage albeit fronting onto the back drive.

Squash Court

Behind the garage block is a former squash court complete with viewing gallery.

Stabling

Within the Stable Block which is a 2 storey brick and slate range are 9 loose boxes all with water bowls and hay racks together with 2 further small loose boxes/stores and a tack room fronting the yard. At the top of the farmyard and backing onto the Walled Garden is a further range of buildings providing additional stabling.

The Farm Buildings

The former farmstead is situated beyond the house and outbuildings below the back drive. It incorporates a series of concrete yards around which are arranged a collection of dilapidated brick barns certain of which may offer development potential subject to the availability of planning permission. The principal buildings include a former shippon adapted to provide additional stabling, an open fronted 4-bay French barn, former stock building, an open sided 3-bay Dutch barn and midden.

The Park & Farmland

The parkland is either side of the front drive and down to grass being suitable for grazing and/or mowing with the benefit of a mains water supply. The outlying land which is a versatile loam soil is capable of supporting both grass and arable cropping. The fields incorporate parcels of amenity woodland and ponds suitable for duck fighting and rough shooting. The whole extends to approximately 115 acres (46.54 ha) within a ring fence bordered by stands of mature trees and woodland shelterbelts.







General Remarks & Stipulations

Services

The House - Mains water and electricity. Private drainage.
Oil central heating. Telephone lines & Broadband connection is also available to the office and Housekeepers cottage.

Tenure

The property is freehold with vacant possession on completion subject to the terms of the Assured Shorthold Tenancies in relation to the cottages and lodges. The parkland and farmland is freehold with vacant possession on completion subject to the terms of the Seasonal Tenancy Agreements. Further details are available on request.

Wayleaves, Easements & Rights of Way

The property is sold subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

Sporting & Mineral Rights

The sporting and mineral rights are in hand and included.

Entitlements

For the avoidance of doubt no quotas or single farm payment entitlement is included with the sale.

Local Authority

Cheshire West & Chester Council. Tel: 01244 402471

Council Tax

The House & Housekeepers Cottage
Band H - £2,954.06 payable 2011/12

Stable Cottage – Band A - £984.69 payable 2011/12

The Front Lodge – Band D - £1,477.03 payable 2011/12

The Back Lodge – Band E - £1,805.26 payable 2011/12

Town & Country Planning

The house is listed Grade II

Fixtures

Unless specifically mentioned in these particulars all contents, fixtures & fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Directions

From Chester travel east on the A51 towards Tarporley. On approaching the village turn right at the roundabout onto the A49 signposted Nantwich continuing straight over at the traffic lights. Continue for approximately ½ a mile and as the road rises gently the splayed entrance to Tilstone Lodge will be seen on the left hand side directly opposite the church.

Viewing

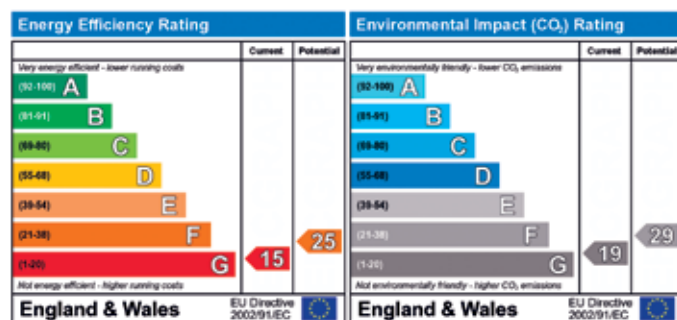
By appointment with Jackson-Stops & Staff, Chester Office.
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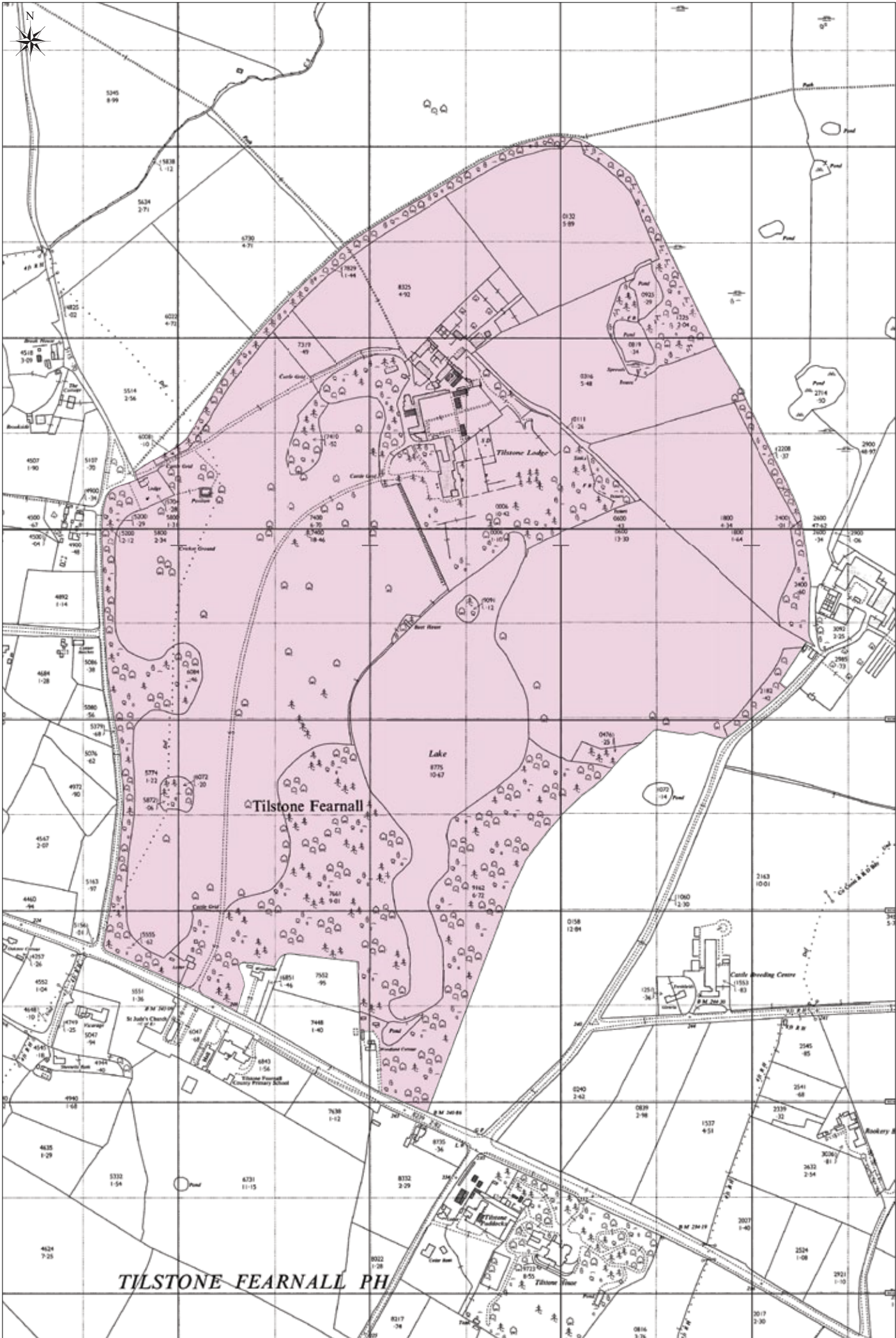
Schedule of Areas

O S No.	Acreage
0132	5.89
8325	4.92
7829	1.44
7319	0.49
0925	0.29
1225	2.04
0819	0.34
0316	5.48
0111	0.26
0006	11.52
1800	5.98
2208	0.37
2400	0.61
2182	0.42
0600	13.73
0476	0.25
9091	0.12
8775	10.67
9162	6.72
7661	9.01
5555	0.62
5872	0.06
6072	0.20
5774	1.22
6084	0.46
5200	2.41
5800	2.65
5704	0.28
6008	0.10
7410	0.52
7400	25.16
	114.23 acres

Important Notice

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TILSTONE FEARNALL PH

Notes

44 offices covering London and throughout the UK

Country House Department
17c Curzon Street
London W1J 5HU

3 Regional Offices covering the North-West

In Chester, Hale and Wilmslow

For viewing and further information, please contact



25 Nicholas Street, Chester
CH1 2NZ

Tel: 01244 328361

Fax: 01244 310351

chester@jackson-stops.co.uk

www.jackson-stops.co.uk



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