



Hargrave Hall

Church Lane, Hargrave, Chester, CH3 7RH



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A unique character property with 6 bedrooms, outbuildings, mature gardens with equestrian potential and standing in over 6 acres.

- A charming detached property, originally dating back to the 1700's.
- GF: impressive entrance hall, drawing room, conservatory, dining room, kitchen, play room, utility, double garage.
- FF: large landing with balcony, 3-bedrooms, one with en-suite and family bathroom.
- Mezzanine level: landing with Study and separate laundry room/airing cupboard.
- SF: two large double bedrooms with further family bathroom.
- Annexe accommodation.
- Outbuildings with equestrian potential.
- Mature and landscaped gardens.
- Standing in over 6 acres.

Approx. distances in miles:

Waverton 3.5m | Christleton 4.5m | Chester 7.5m | Tarporley 6m | Tattenhall 4m | Tarvin 5m | Wrexham 17m | Liverpool 25m | Manchester 40m | Manchester airport 33m



Situation

Hargrave Hall is situated in a tranquil setting off Church Lane, in the popular village of Hargrave. The property enjoys glorious views across some of Cheshire's finest countryside, particularly towards the twin castles of Beeston & Peckforton.

The beautiful rural Hamlet of Hargrave dates back to Norman times & is situated alongside the Shropshire Union Canal between Tattenhall, Tarporley & Chester. The local Village Hall is maintained by the "Sir Thomas Moulson Trust" (Sir Thomas Moulson was Lord Mayor of London in 1634 & on whose life story Dick Whittington is said to be based).

Tarporley, one of Cheshire's most highly regarded villages, offers a range of facilities including a diverse selection of shops, post office, café's, restaurants, pubs, hospital, churches, highly regarded primary & secondary school and golf courses.

Nearby Tattenhall also offers a good range of services including general store, post office, butcher, chemist, doctor surgeries, pubs, restaurants, wine bar and a popular primary school.

Heritage City of Chester, with Roman and Tudor origins, has a great array of shops, notable schools including Kings School, Queens School, Abbeygate College, an expanding university and sporting facilities. The property benefits from being on a daily bus route into Chester, Malpas and Whitchurch.

The property is within daily commuting distance of Manchester and Liverpool via M53 & M56. Chester mainline train station offers excellent services to London, Liverpool and Manchester.





Local Equestrian attractions include Horse Racing at Chester, Haydock and Bangor on Dee; Hunting with the Cheshire and Wynnstay Hounds; Polo at Cheshire Polo Club in Little Budworth; Kelsall Hill Equestrian Centre, show-jumping at Southview, Broxton Hall Gallops; with excellent out-riding via the local country lanes.

There are several golf courses locally at Carden Park, Tarporley, Waverton, and Aldersey Green; motor racing at Oulton Park; walking along the Sandstone Trail over the Peckforton and Bickerton Hills and in Delamere Forest.

Description

Hargrave Hall is a substantial property, with history dating back to the 17th Century. It has been occupied by significant landowning families over the years and occupies a prestigious position in the heart of Cheshire. The property captivates the history with original features, exposed woodwork and notable elements running throughout.

The property is entered through a pillared entrance and into the main reception hall. The reception hall epitomises the history of this house, with parquet flooring, high ceilings, galleried staircase and feature doorways leading into the reception rooms.

Off the entrance hall is the main living room, with high ceilings, open fireplace and original sash windows. Beyond the living room is the conservatory with parquet flooring and double doors leading outside. Continuing with the ground floor accommodation is an ideal sized dining room, with original sash windows and open fireplace. There is a playroom with double doors opening outside and access to the cellar. The kitchen has a range of wall and ground mount units with tiled flooring and an oil-fired Rayburn. There is a large utility area with shower room, WC and access into the double garage.



The first floor comprises a large landing area with double doors leading onto the balcony. Off the landing are two double bedrooms, one with a shower en-suite. There is a third smaller bedroom or alternatively this could be used as a large dressing room. There is a further family bathroom with roll-top bath and shower.

On the mezzanine level there is a large landing space, study and laundry room/airing cupboard.

The second floor comprises two large double bedrooms with a family bathroom.

Adjoining the property is an annexe, with its own entrance and access to the main house from the kitchen. It comprises a games room on the first floor, kitchen and living room on the second floor, along with two bedrooms and a bathroom. This is ideal for guest accommodation or family members who prefer their own privacy.

Externally

The property is approached via Church Lane and finally along a private no-through driveway. There are a set of metal electric gates at the entrance and a sweeping driveway leading to the front of the property. It has an extensive stoned driveway and parking areas surrounding.

The gardens are a mixture of mature lawned, secluded suntraps and patio areas, perfect for entertaining. There are landscaped ponds and the main paddocks beyond.

There is a concrete built outbuilding with concrete flooring and cantilever roof. The building is suitable for 4 stables in total. The building has power and water connected.



Land

The main paddocks are slightly over 6 acres, with post and rail fencing along all boundaries. The field can be accessed from the driveway or from a gateway close to the stables. The land is all down to grass and flat with water available.

Services

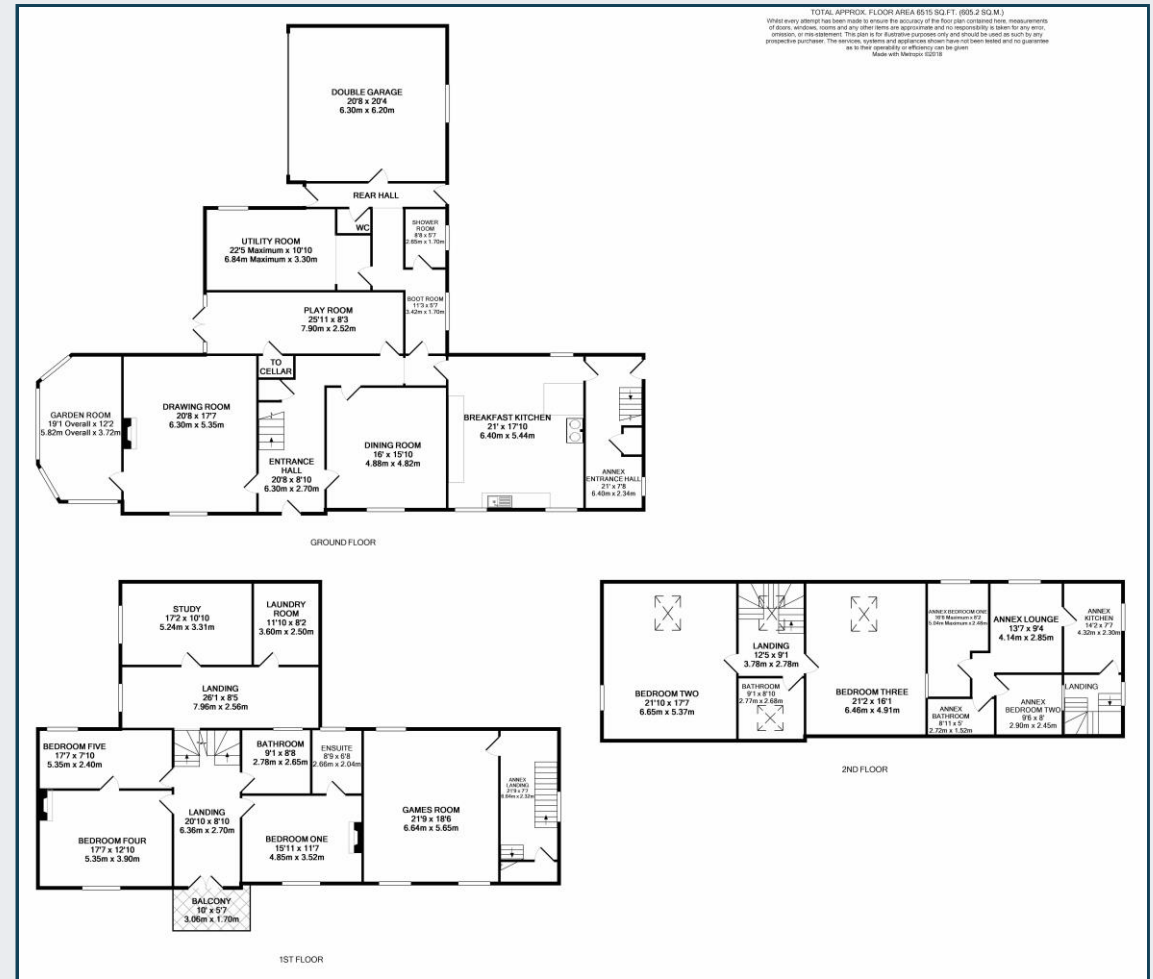
Mains electricity & water
Private drainage via septic tank
Oil fired central heating and hot water

Local Authority

Cheshire West

Viewings

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.



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Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
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