



MODEL COTTAGE, CHESTER ROAD, SANDIWAY, CW8 2DP



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

Model Cottage, Chester Road, Sandiway, CW8 2DP

Exceptional detached cottage which is a fine example of the famous Architect John Douglas. Painstakingly restored and beautifully renovated to the highest possible standard, the house stands in truly glorious landscaped gardens, has a detached coach house - an absolute treasure, viewing essential.





TWO STOREY COACH HOUSE – FRONT GARDEN

John Douglas an unrivalled master of house and church design mainly in Cheshire, who was commissioned by many land owners including the Duke of Westminster's Grosvenor Estate, and more famously known for the design of the Eastgate Clock in Chester to commemorate Queen Victoria's Jubilee, commissioned by Lord and Lady Delamere the second most photographed clock in the world after Big Ben.

Model Cottage designed by John Douglas and built in 1879 is a fine detached Grade II listed English Heritage property, situated in the beautiful conservation area of Sandiway Cheshire. Built of red/orange brick with white inlay parquetry under a Welsh slate roof, mullioned windows with semi-circular heads to all elevations, the cottage stands in mature landscaped gardens which extends to around 0.357 of an acre.

The current owner has undertaken a truly remarkable scheme of renovation work that has been sensitive, imaginative and enhanced the original character and charm of the building. The end result is a three storey family house that oozes charm, character and individuality. It is also extremely adaptable in its layout which grants tremendous flexibility to families through different stages of life.

There are too many highlights to mention, but some features are worthy of particular attention. The breakfast kitchen has ample space for table and chairs and forms the hub of family living. The living room is beautifully proportioned, has a superb Victorian fireplace and wonderful dual aspect views over the gardens. The principal bathroom is absolutely exceptional, having been lavishly fitted with a range of bespoke Italian marble tiles. There are also a range of period features including brick arched windows, minton tiled floors and feature fireplaces.



GARDEN

The two storey coach house is detached from the principal residence but lies adjacent to it. The internal style of the coach house is somewhat more contemporary, and by its very nature, extremely flexible. The ground floor is currently laid out as a spacious games room, with a bespoke imported Italian spiral staircase rising to the first floor. The first floor bedroom is comfortably a double, with ample space for a double bed. There is also a stylish black tiled shower room. The obvious alternative uses for the coach house include a home office and dependent relative annexe.

Externally the gardens are an absolute delight. The cobbled set driveway is very spacious and has ample room to turn and park. To the left of the driveway is a private area of garden that is Mediterranean style, comprising lawn, mature and young trees in addition to a paved path leading to the secluded car port area.

The principal gardens to the rear are an absolute delight, bursting with colour and being notable for their remarkable levels of seclusion, privacy and maturity. Whilst principally laid to lawn, the gardens also have an abundance of well stocked beds and borders, flowering plants, York stone patio and seating areas, a pergola and mature hedging, summerhouse and stocked pond area with power and light connections, security and ornamental lighting around the property.

LOCATION

The adjoining villages of Sandiway and Cuddington are only ten minutes drive from the thriving Georgian High Street of Tarporley. Within walking distance of the house is an excellent range of day to day amenities including public house, row of shops including newsagents, dry cleaners, bakery, pharmacy and off licence in addition to a Post Office adjoining the De Fine Food and Wine Shop, also Doctors and Dentist - accessible within a few minutes walk.



BREAKFAST KITCHEN

Cuddington Railway Station runs on the Chester to Manchester line and can be found within five minutes walk. There is also a highly regarded Primary School close by while the Church hall is only two minutes away. The area as a whole provides an excellent base for the business traveller with many commercial centres including Manchester, Chester, Liverpool, Warrington and Birmingham all being within commuting distance and Hartford Station is five minutes drive. In addition access points to the M6/M56, A49 and A55 are all close at hand. In terms of railway stations there is the aforementioned Cuddington and also excellent services from Crewe and Chester, whilst more local stations on both the Chester-Manchester and Liverpool -London line are found in Delamere (C-M), Acton Bridge and Hartford (both L-L).

LOWER GROUND FLOOR

BREAKFAST KITCHEN

23' 0" x 18' 8" (7.01m x 5.69m) Maximum measurement. Door to rear. Double glazed rear window with obscured glass to rear. Double panel radiator. Two front aspect double glazed windows, partially obscured. Solid floor. Fitted with a range of wall and floor mounted kitchen units with a rolled top preparation surface and tiled splashbacks. Integrated fridge. Integrated freezer. Double resin sink with mixer tap and drainer unit. Exposed ceiling timbers with ceiling drop down lights to both sections of kitchen. In the centre there is an island with Italian marble preparation surface and a timber framed cupboard and drawer section. There is a gas Aga in the corner of the room with tiled inset surround and timber mantle above. Door to the utility.



LIVING ROOM

UTILITY ROOM

Space for dishwasher, washing machine and freezer. Wall mounted light fitting and tiled flooring. Plumbing for washer/dryer. Framed opening to stairwell rising to the first floor with wall mounted light fitting and exposed ceiling timbers.

FIRST FLOOR

ENTRANCE HALL

8' 8" x 4' 10" (2.64m x 1.47m) Side aspect door. Front aspect original leaded mullion window. Single panel radiator. Detailed original tiled floor. Door to living room. Wall mounted light fitting (by separate negotiation). Stairs rising to first floor with exposed timbers to ceiling.

LIVING ROOM

22' 7" x 18' 9" (6.88m x 5.72m) Two rear aspect and two front aspect double glazed stone mullion windows. Single panel radiator. Double panel radiator. Exposed ceiling timbers. Several wall mounted light fittings (by separate negotiation). Fireplace with tiled hearth, dog grate, tiled inset and original Victorian cast iron surround and mantle. Door to hallway and framed opening to inner landing.

DINING ROOM

14' 4" x 12' 5" (4.37m x 3.78m) Side aspect double glazed mullion window. Front aspect double glazed mullion window. Door to the entrance hall. Door to study. Original detailed tiled floor. Single panel radiator. Original fitted timber cupboards. Victorian cast iron fireplace with brick inset and dog grate with open hearth and tile surround. Picture rail.



MASTER BEDROOM

STUDY

10' 2" x 9' 3" (3.1m x 2.82m) Rear aspect double glazed mullion window. Side aspect double glazed mullion window. Double panel radiator. Tiled floor. Original timber door. Exposed ceiling timbers. Ceiling mounted light fitting (under separate negotiation). Door to cloakroom.

CLOAKROOM

6' 11" x 3' 6" (2.11m x 1.07m) Side aspect double glazed mullion window with coloured inset. Quarry tiled floor. Wall mounted wash hand basin with taps and tiled splashback. Low level WC with handle flush. Wall light fitting. Fitted cupboards housing gas central heating boiler and electric fusebox.

LANDING

4' 10" x 2' 9" (1.47m x 0.84m) Rear aspect double glazed window. Framed opening to living room. Framed opening to dining room. Ceiling mounted light fitting.

SECOND FLOOR

LANDING

13' 5" x 9' 7" (4.09m x 2.92m) Maximum measurement. Doors to master bedroom, two further bedrooms and family bathroom. Exposed ceiling timbers. Recessed halogen spotlights. Ceiling mounted light fittings (by separate negotiation). Rear aspect double glazed mullion window with coloured insets.

MASTER BEDROOM

18' 7" x 8' 9" (5.66m x 2.67m) Side aspect double glazed mullion windows. Exposed ceiling timbers. Fitted limed oak wardrobes with shelving and drawers with matching bedside tables (by separate negotiation). Ceiling mounted light fitting. Double panel radiator.



TWO STOREY COACH HOUSE

BEDROOM TWO

14' 3" x 10' 9" (4.34m x 3.28m) Front aspect double glazed mullion windows with views over garden. Single panel radiator. Exposed ceiling timbers. Original fireplace surround and mantle with dog grate. Fitted timber cupboard housing lagged hot water cylinder. Ceiling mounted light fitting (by separate negotiation). Fitted shelving.

BEDROOM THREE

10' 9" x 7' 3" (3.28m x 2.21m) Front aspect double glazed mullion windows overlooking fantastic views over garden. Ceiling mounted light fitting. Fitted wardrobes. Single panel radiator.

BATHROOM

6' 10" x 3' 10" (2.08m x 1.17m) A stunning bathroom lavishly fitted with bespoke Italian tiles, bath, low level wc, limed wood vanitory unit with his and hers wash hand basins and mirror fronted cabinet, valuted ceiling and spotlights.

TWO STOREY COACH HOUSE

GROUND FLOOR

22' 8" x 11' 7" (6.91m x 3.53m) Front aspect double glazed mullion windows. Recessed halogen spotlights. Oak flooring. Door to courtyard. Cupboard housing breaker units. Spiral staircase leading to first floor.

FIRST FLOOR

BEDROOM

Recessed halogen spotlights. Two side aspect UPVC double glazed windows. Oak flooring. Door to bathroom.



GARDEN

BATHROOM

9' 5" x 5' 10" (2.87m x 1.78m) Velux skylight. Recessed halogen spotlights. Fully tiled shower enclosure housing Mira Escape electric shower unit and extractor fan. Low level WC with push button flush. Ladder style radiator. Contemporary wall mounted wash hand basin with mixer tap. Cupboard housing hot water cylinder. Fully tiled walls and floor.

EXTERNAL

Externally the gardens are an absolute delight. The cobbled set driveway is very spacious and has ample room to turn and park. To the left of the driveway is a private area of garden that is Mediterranean style, comprising lawn, mature and young trees in addition to a paved path. The principal gardens to the rear are an absolute delight, bursting with colour and being notable for their remarkable levels of seclusion, privacy and maturity. Whilst principally laid to lawn, the gardens also have an abundance of well stocked beds and borders, flowering plants, York stone patio and seating areas, a pergola and mature hedging. The summerhouse and shed have power and light connections, security and ornamental lighting around the property.





BEDROOM TWO

FIXTURES AND FITTINGS

Carpets, curtains and light fittings are by separate negotiation.

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 in the direction of Chester and upon reaching a roundabout take the 3rd exit onto the A49 Warrington. Proceed straight up the A49 passing through Cotebook and the A54 traffic light crossroads. Upon reaching the next set traffic lights with the shell garage in front take a right turn in the direction of Northwich/Manchester. Proceed along into the village of Sandiway and having passed the Blue Cap on the left the property can be accessed from the next driveway on the left hand side.



SITE PLAN



Energy Performance Certificate



Model Cottage, Chester Road, Sandiway, NORTHWICH, CW8 2DP

Dwelling type: Detached house Reference number: 9828-5090-7236-1707-0980
 Date of assessment: 12 June 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 June 2013 Total floor area: 169 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

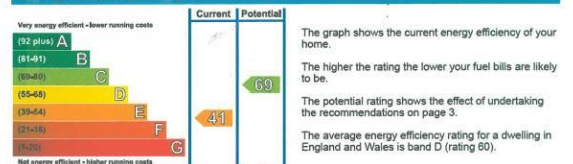
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 6,510 |
| Over 3 years you could save | £ 2,235 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 372 over 3 years | £ 219 over 3 years | |
| Heating | £ 5,619 over 3 years | £ 3,534 over 3 years | |
| Hot Water | £ 519 over 3 years | £ 522 over 3 years | |
| Totals | £ 6,510 | £ 4,275 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|--|------------------|------------------------------|---------------------------|
| 1 Increase loft insulation to 270 mm | £100 - £350 | £ 204 | ✓ |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 1,572 | ✓ |
| 3 Floor insulation | £800 - £1,200 | £ 336 | ✓ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

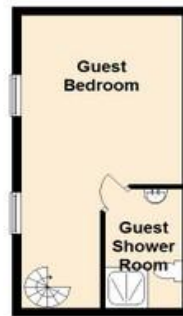
Ground Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



First Floor

Approx. 88.8 sq. metres (955.5 sq. feet)



Second Floor

Approx. 61.8 sq. metres (665.4 sq. feet)



Total area: approx. 209.8 sq. metres (2258.7 sq. feet)

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