



The Cottage  
Bickerton, Malpas





# The Cottage

Goldford lane

Bickerton

Malpas, SY14 8LL

A unique character property with outstanding views across Cheshire, annexe accommodation, mature gardens with equestrian potential and standing in 4 acres.

- A charming detached property, with unrivalled views across the Cheshire countryside.
- GF: impressive galleried entrance hall, kitchen/dining room, conservatory, living room, study, utility.
- FF: galleried landing, master bedroom with dressing room and en-suite, 2 further bedrooms, both with en-suite.
- 1-bed annexe with kitchen, living room and separate entrance.
- Triple garage.
- Mature and landscaped gardens.
- Good sized paddock to the rear.
- Standing in over 3 acres.

## Approximate distances (miles):

Cholmondeley 3.5m | Malpas 4.5m | Tattenhall 5m  
Tarpoley 10m | Chester 13m | Wrexham 13  
Nantwich 11m | Liverpool 32m | Manchester 44m  
Manchester Airport 38m



## Situation

The Cottage is situated off a private road, leading from Goldford Lane, one of the most prestigious locations in Cheshire. The property has some of the most spectacular views that Cheshire has to offer and must be seen to be believed. Surrounded by National Trust land, The Cottage offers a tranquil setting in the most sought-after location.

The local village of Bickerton is renowned for its picturesque landscape, with an attractive Church and well-regarded primary school. The larger villages of Malpas, Tarporley and Tattenhall are all within a short distance and offer most day-to-day needs.

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

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

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



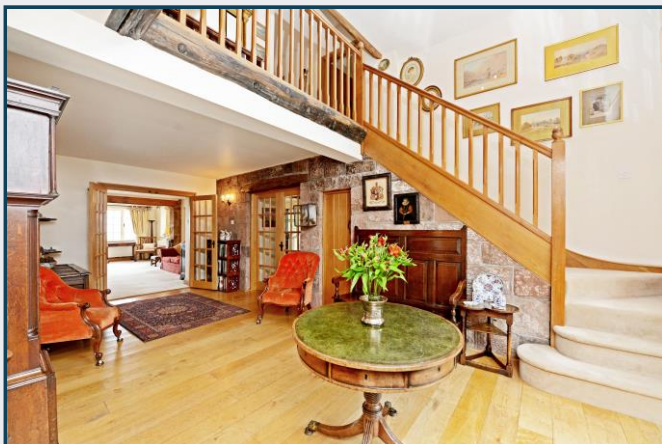


Local Equestrian attractions include Horse Racing at Chester, Haydock and Bangor on Dee; Hunting with the Cheshire and Wynnstay Hounds; Polo at Cheshire Polo Club in Little Budworth; Kelsall Hill Equestrian Centre, show-jumping at Southview, Broxton Hall Gallops. The local area provides outriding heaven, with quiet country roads and riding along the Bickerton Hill routes with the correct permits.

There are several golf courses locally at Garden 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

The Cottage is a unique property, with history dating back to the 1800's. The property is well designed and positioned to harness the most spectacular views, which can be seen from the majority of rooms. Built of sandstone construction, under a slate roof, the property has been extensively refurbished and renovated over the years.



The property is located off Goldford Lane and along a no-through road, owned by the National Trust. Near the top of the hill, the driveway is accessed over a cattle-grid with flanking stone posts. The stoned driveway leads to the circular parking area in front of the house, where the spectacular views can first be appreciated.

The property is entered through a feature solid oak doorway and into a large entrance hall. The entrance hall, with galleried landing above is at the heart of the property, with access to most of the ground floor

accommodation. With solid oak flooring running throughout and exposed timbers, this room is perfect for entertaining and creates a perfect entrance to the property.

Off the entrance hall is the large kitchen/dining room with solid oak flooring and a range of base and wall mounted units. The kitchen has an electric, 3 oven AGA with two large hobs plus extra controllable hobs. At one end of the kitchen is the utility/boot room with a side door to the patio area and at the other end is the dining area with double doors leading to the conservatory. The conservatory is the perfect place to enjoy the views and access the patio area through the dual double doors.

The ground floor also comprises a large living room, with feature fireplace housing a Clearview wood burner. There is a good size office and a downstairs WC.

The first floor comprises a large galleried landing area with a range of bookcases. The master bedroom is a large space with a bay window captivating the outstanding views. The master has a dressing room with a range of fitted wardrobes and a smart en-suite with a bath and shower. There are then two further double bedrooms, both with en-suites.

Adjoining the property is an annexe, with its own entrance and access to the main house from the hallway. It comprises a fitted kitchen and living room on the ground floor, along with a good-sized double bedroom and en-suite on the first floor. This is ideal for extra family living or guest accommodation.





### Externally

The property has an extensive stoned driveway and parking areas to the front of the house. The annexe has its own parking space and there is a separate triple garage adjacent to the driveway.

The gardens are a mixture of mature lawns, secluded suntraps and patio areas, perfect for entertaining. The existing owners have improved the garden considerably and there are numerous areas to sit and enjoy the views.

### Land

The main paddock is located behind the property and is post and railed fenced on most boundaries. There is a further smaller paddock to the side of the property.

The paddocks are surrounded by National Trust land and benefit from access onto the no-through lane.

The land is all down to grass, flat and water is available.

### Services

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

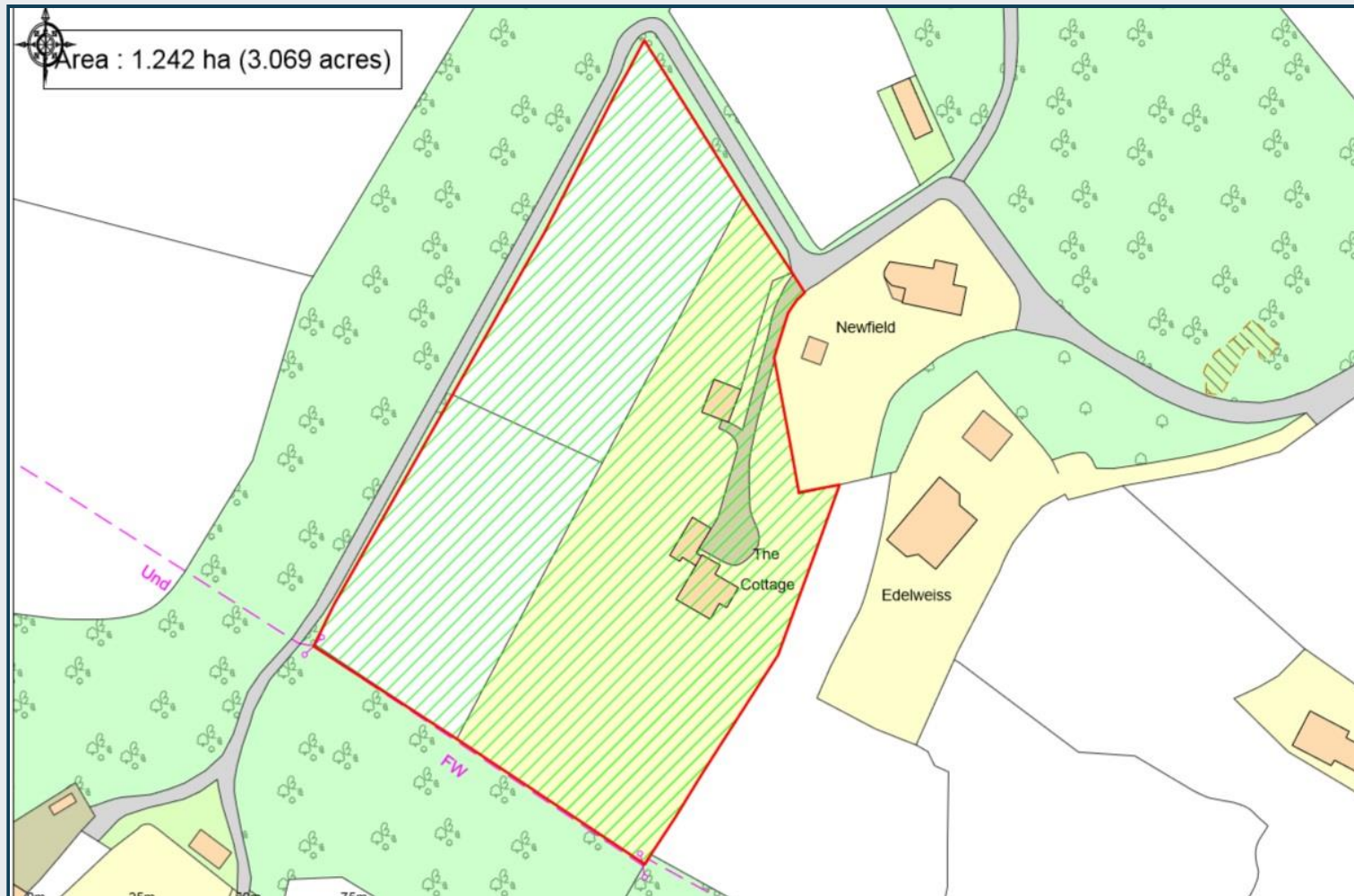
### Local Authority

Cheshire West  
[www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)

### 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  
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