



Green Acres  
Tilston, Cheshire





# Green Acres

Whitewood Lane, Tilston,  
Malpas, Cheshire, SY14 7DL

**A well-presented detached 4 bedroom house with equestrian facilities, outbuildings and fantastic views; standing in approx. 7.5 acres.**

- 4 Double bedrooms and two bathrooms
- Entrance hall, 2 reception rooms, kitchen/breakfast room and utility
- American Barn with 6 internal stables
- Brick stable yard with 2 stables & tack room
- 2 Timber stables, wash box & feed room
- Detached double garage, workshop, large hay barn and further storage
- Two separate entrances with ample parking and hardstanding
- Solar panels on stable building with RHI payment
- Approx. 7.5 acres

## Approximate distances in miles:

Tilston 2.2m | Malpas 2.5m | Whitchurch 8m  
Wrexham 12m | Chester 16m | Crewe 19m  
Liverpool 40m | Manchester 54m

## Location

Green Acres occupies a lovely rural setting not far from the village of Tilston, some 16 miles to the south of the historic city of Chester. The property is positioned off a quiet country lane occupying a peaceful, slightly elevated position, adjoining the open countryside of South Cheshire enjoying views out towards the Welsh Hills.



Tilston is a picturesque village with a collection of period properties and provides for everyday needs with a general store/post office, the very popular Carden Arms public house, community playing field and church. The larger neighbouring village of Malpas has good local amenities including shops, doctor's surgery, nursing home and an impressive Church.

Schooling is well provided for with state primary schools in Tilston and Malpas. The Bishop Heber High School in Malpas has an Ofsted rating of 'Outstanding'. There are also private schools locally including the White House at Whitchurch, Abbeygate College at Saughton, Ellesmere College and the King's & Queen's Schools in Chester.

There are excellent communication links with easy access to the A55 expressway serving North Wales and the M56 is within a short distance towards the M6 and Manchester. London Euston can be reached within 1hour 41mins and 2 hours from Crewe and Chester railway stations respectively. For travel further afield Liverpool John Lennon Airport and Manchester International Airport are within 38 and 46 miles respectively.

On the recreational front there is a sports club in Malpas offering football, cricket & tennis and locally golf courses at Carden Park, Aldersey Green and Hill Valley. Locally, there is horseracing at Chester & Bangor-On-Dee and hunting with the Wynnstay. There are also a range of top class equestrian centres and venues for training and competition are all within easy reach from the property.

### Description

Green Acres is a wonderful family home with excellent equestrian facilities. Set off a quiet country lane with two separate entrances off Whitewood Lane, one approach being to the side of the house with a double garage and the other access to the equestrian facilities with its land beyond. Situated in a slightly elevated position provides Green Acres with generous views across the rural countryside towards the Welsh Hills.





The property is entered from the side into an entrance hall with stairs to first floor level and access to the snug and the family/dining room. The snug has a feature fireplace with 'Clearview' stove and brick surround, oak mantel and stone hearth having the benefit of a large window to the front garden. The property also has planning permission to extend the snug and kitchen with bay windows to the front elevation.

From the hall the property flows into a fabulous family/dining room, which opens out to the timber framed garden room having a vaulted ceiling with roof windows and exposed roof trusses. A lovely bright spacious garden room with French doors to the rear patio area and enjoys fabulous views across the rear garden, stables and countryside beyond. Within the family/dining room, there is plenty of space for a large dining table, which works well off the kitchen/breakfast room.

The kitchen has been recently fully modernised with a range of contemporary base and wall mounted units, oil-fired 'Rayburn' two hob range which supplies the central heating and hot water. A further integrated oven and grill with ceramic hob and extractor above provides further cooking facilities. A white ceramic sink is set within the 'Minerva' worktop and splashback, there is also an integrated dishwasher and microwave. The kitchen has a window to the front and side 'stable' style door onto the patio and gardens.

A separate utility room has a fitted sink unit with space and plumbing for a washing machine. There is also a cloakroom and an additional side entrance door also to the patio and gardens.

At first floor level, there are four generous double bedrooms off the landing, all having countryside views, bedroom three also has planning permission to install an additional window to further enjoy the excellent views off to the rear of the property. There are two modernised bathrooms, one with bath and shower over and the other with a corner shower unit. A useful airing cupboard completes the first-floor level.

## Externally

There are well laid out, mature gardens to the front and side, this is broken by a patio area up to the house itself. Mature hedges provide shelter and privacy from Whitewood Lane. The Westerly position of the gardens and patio area enjoys the afternoon and evening sun which sets down behind the Welsh Hills. A large timber workshop and store is set on a concrete pad just off the garden to one side.

The brick built double garage with concrete floor has two up and over doors and a further side entrance door for daily access with a window overlooking the garden, power and lighting are connected.

## Stables

The excellent equestrian facilities provide 10 stables in total and are split between three separate yard areas. An American Barn style steel portal framed building has six brick and block-built stables, each with central swing stable doors, a pedestrian entrance to one end and wider horse entrance to the other. All set on a concrete floor with central drain. The building has translucent roof lights and strip lighting throughout, each stable has automatic water drinkers and are of approx. 12'6 x 12'. The building has solar panels to the roof which assists with electric bills and provides an income under an RHI scheme.

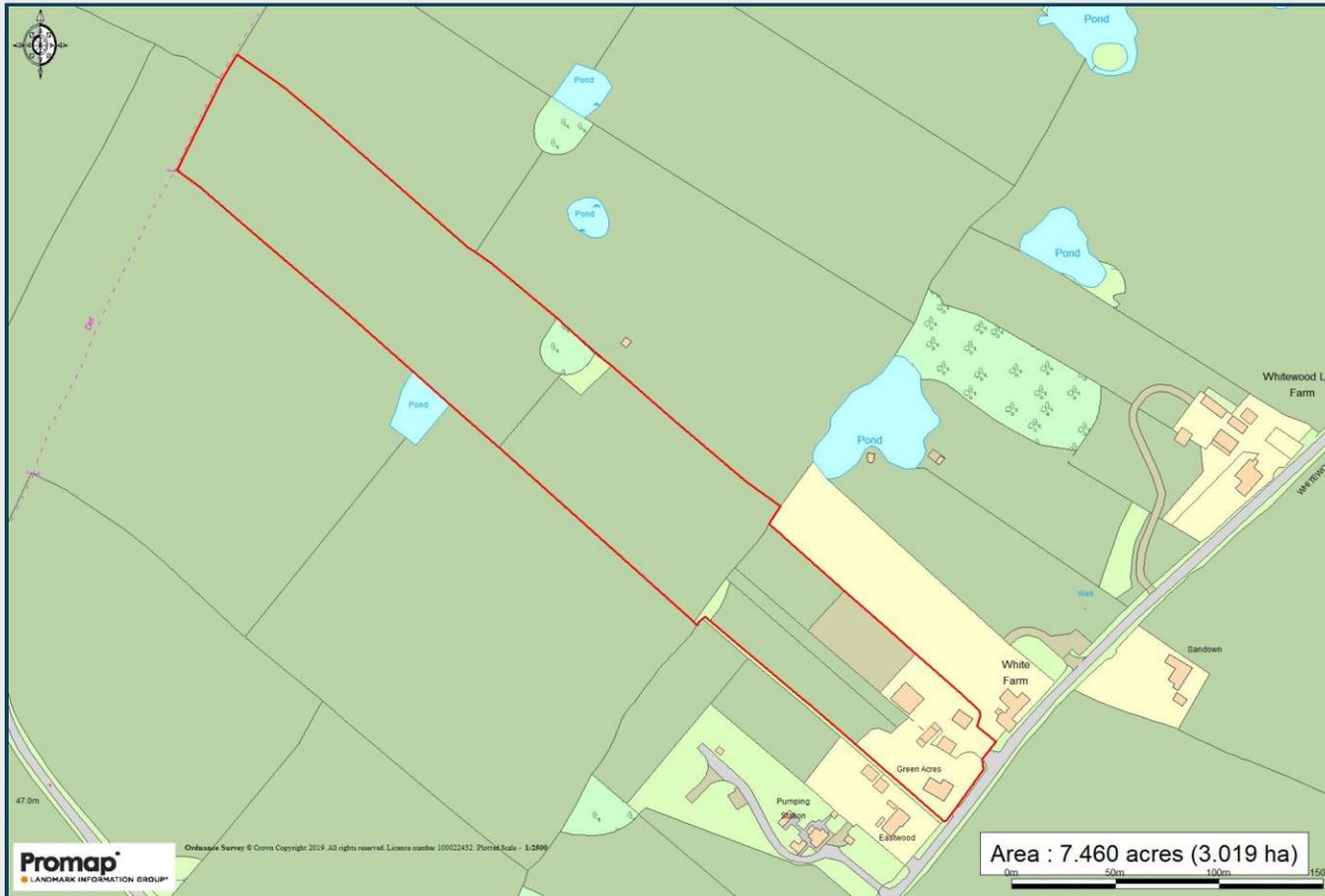
A brick-built building comprises a foaling box and further stable with a secure tack room, a concrete floor continues to the front yard area up to a block-built wash box and separate feed room. The two buildings opposite one another create a small yard of their own just off the rear of the house and gardens.

There are a further two timber stables with canopy, concrete floor and frontage off to the side boundary with water and power all connected.

## Hay Barn

The large hay barn is timber framed with steel corrugated sheet and Yorkshire board cladding with the front part open and has a hardstanding floor.





### Manege

The equestrian facilities benefit from the professionally installed manege measuring 20m x 40m with a silica sand and rubber granule surface. The perimeter is sheltered by a mature hedge and post and rail fencing. There is space and scope to extend the manege, if required (subject to the relevant planning permission being granted).

### Land

The property totals approximately 7.5 acres and there are various sized grass paddocks which lead off from the buildings. The paddocks have automatic water troughs connected down to the far end of the property and the perimeter fencing is a combination of post and rail fencing and mature hedges.

### Directions

From Malpas, follow up the high street and out towards Tilston on Tilston Road, after approximately 2miles, turn left onto Whitewood Lane (opposite a large farm called Kidnal House Farm). Continue straight on for less than half a mile and Green Acres will be found as the third property on the right-hand side.

### Services

- Mains water & electricity.
- Solar Panels with RHI scheme
- Private drainage via septic tank.
- Oil fired central heating.
- EPC Rating: D

### Local Authority

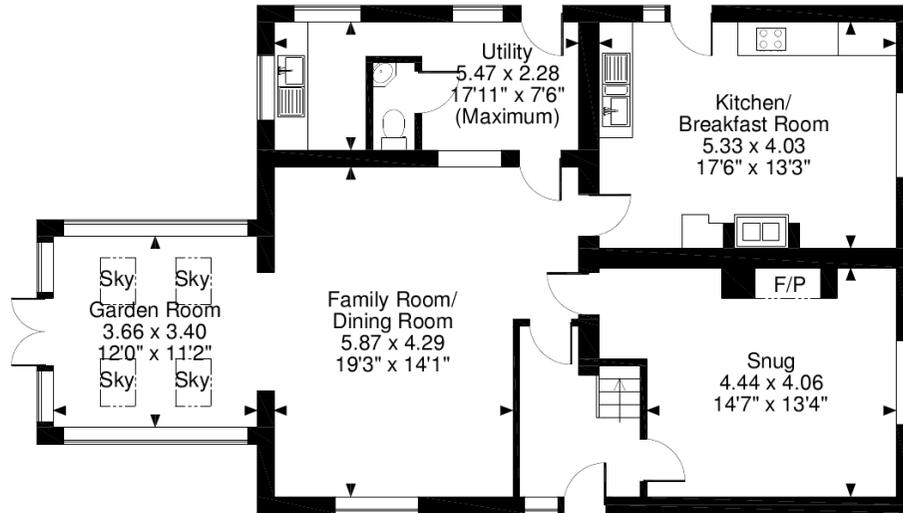
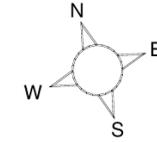
- Cheshire West & Chester
- Council Tax Band G

### Viewing

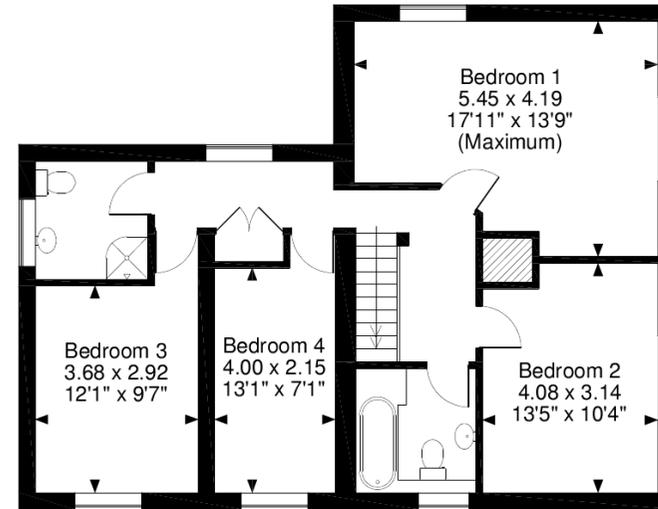
Strictly by appointment with sole agents Jackson Property on 01743 709249.



**Green Acres, Whitewood Lane, Malpas**  
**Approximate Gross Internal Area**  
**2016 Sq Ft/187 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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 Preston on Severn  
 Uffington  
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