



Hawksbill Hall (Lot 1)  
Hollyhurst Road, Wrenbury







# Hawksbill Hall

Hollyhurst Road,  
Wrenbury, CW5 8HT

An impressive, Border Oak detached property with excellent equestrian facilities and approx. 19.92 acres.

- A purpose-built, oak framed property, with fantastic views across the adjacent lake.
- GF: impressive open plan kitchen/dining and living area, utility, galleried hallway and a second living room.
- FF: galleried landing, master bedroom with dressing room and en-suite, second double bedroom with fitted wardrobes and en-suite.
- Double garage with workshop/office space and WC.
- Large stocked lake with landscaped gardens surrounding.
- U-shaped stable block with 10 stables, tack room with kitchen facilities.
- Additional building for hay storage and feed.
- EPC rating B.
- 19.92 acres



Approximate distances (miles):  
Wrenbury 1m | Marbury 2m | Whitchurch 5m  
Nantwich 7m | Chester 20m | Wrexham 20m  
Liverpool 45m | Manchester 45m  
Manchester Airport 38m



## Situation

Hawksbill Hall is located off Hollyhurst Lane, which links the local villages of Wrenbury and Marbury. Accessed down a long private drive, the unique property is positioned in a truly private and rural location.

The local village of Wrenbury caters for most day-to-day needs, with a village shop and post office. The village also boasts a doctor's surgery, church, primary school, sports and social club as well as two village pubs. The nearby village of Marbury also benefits from a picturesque church and newly renovated pub.

The nearby market towns of Nantwich and Whitchurch also offer a good range of services including supermarkets, butchers, chemists, doctor surgeries, pubs, restaurants, wine bars and a popular primary and secondary schools.

The 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 is outriding heaven, with quiet country roads and cross-country courses nearby.







There are several golf courses locally at Whitchurch and Tarporley being the closest. There are sports facilities in Wrenbury and rugby/cricket club available in Nantwich and Whitchurch.

### Description

Hawksbill Hall is a unique property, built and designed by Border Oak. This prestigious company has built some of the most impressive bespoke oak properties in the country. The property is adjacent to a large lake which forms the centrepiece of the surrounding landscaped grounds. The property is restricted to an agricultural dwelling, which requires the occupier to be solely or mainly working, or last working in agriculture, or a widow or widower of such a person.

The property is accessed off Hollyhurst Lane, located at the bottom of a long private drive, surrounded by its own land. The driveway passes the equestrian facilities before turning into the spacious parking area for the house.

The property is entered through a feature solid oak porchway and into the galleried hallway. Off the hallway is a large, open plan kitchen/dining/living room, perfect for modern living. The kitchen has a range of custom-built ground and wall-mounted units with granite worktops. There is also a Belling range with 5 hobs, a warming plate and a range of integrated appliances, including a dishwasher and microwave. Adjoining the kitchen is a handy utility room, which also houses the underfloor heating system.

The large open plan living area is the perfect space for creating a living and dining area, to relax and enjoy the magical views across the lake from. Surrounded by natural oak beams and glazed elevations, this room is the centrepiece of the property. French doors lead from the living space onto the raised decked area, which is perfect for enjoying the evening sun and entertaining.





Completing the ground floor area is a separate living room with a feature oak fireplace and electric log-effect stove, this room also benefits from the exceptional views across the lake.

The first floor comprises a galleried landing area, leading to the two double bedrooms. The master bedroom is a large double with a fantastic oak frame and glazed elevation facing over the lake. The master also has an en-suite, which includes a range of custom-built furnishing, a fitted wardrobe, various storage compartments and a feature jacuzzi bath, which is set into the corner of the room.

The second double bedroom also has fantastic views across the lake, fitted wardrobes and a large shower en-suite.

The property has geo-thermal underfloor heating throughout and solar thermal heating for the hot water. That, coupled with the high-spec glazing, makes this property very environmentally and economically friendly.

### Externally

Adjoining the property and attached to the decked area is summer house, housing a hot-tub.

The property has an extensive stoned entrance, with plenty of space for turning and parking. Adjacent to the house is an oak framed, double garage, which also comprises a workshop/office space, small utility and WC facilities.





## Equestrian Facilities

These facilities include a Warwick Timber built range of stables formed in a U-shape. The main building houses 10 stables, including foaling boxes. There is a tack room with kitchen facilities, feed store and a separate building for hay and storage. These buildings have mains water and electricity connected.

## Land

The land equates to circa 19.92 acres, with more available by separate negotiation. The land is all fenced with post and rail and/or electric fencing. There is a farm ride running around the circumference.

## Services

Mains electricity & water  
Private drainage via septic tank  
Geo-thermal central heating and solar thermal hot water  
EPC rating B

## Local Authority

Cheshire East  
[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

## Viewings

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





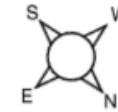
**Hawksbill Hall, Hollyhurst Road, Wrenbury, Nantwich**

**Approximate Gross Internal Area**

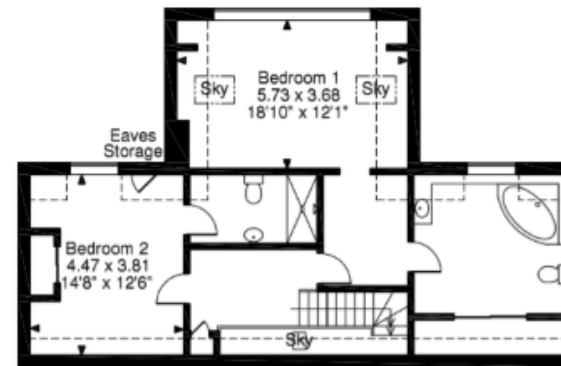
**Main House = 1801 Sq Ft/167 Sq M**

**Garage = 326 Sq Ft/30 Sq M**

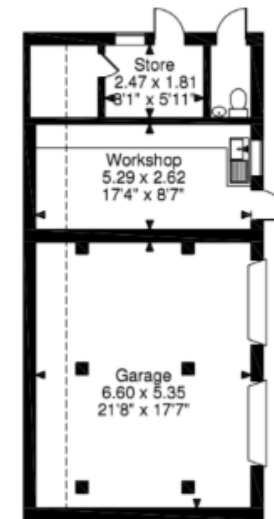
**Workshop & Store = 226 Sq Ft/21 Sq M**



**Ground Floor**



**First Floor**



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

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

□□□□ Denotes restricted head height

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