



A BEAUTIFUL GRADE II LISTED HOUSE FORMING PART OF HEFFERSTON HALL

THE ORANGERY, HEFFERSTON GRANGE, HEFFERSTON RISE,
NORTHWICH, CHESHIRE, CW8 2GD

Leasehold



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Entrance hall ♦ Kitchen/breakfast room, Walk-in pantry ♦
Drawing room ♦ Orangery ♦ Study ♦ 4 bedrooms (1 en-
suite) ♦ Family bathroom ♦ Landscaped gardens,
greenhouse and store ♦ 2 Double garages ♦ In all about 1.4
acres ♦ EPC rating = Listed Building

Situation

The Orangery is situated in a private semi-rural location a short distance from Tarporley (approx 6 miles) which offers a good range of shops, restaurants and services. The nearby villages of Weaverham and Cuddington are also convenient for day to day needs.

There are excellent primary and secondary schools in the area and independent schools including The Grange School at Hartford and King's and Queen's Schools in Chester.

The retail and commercial centres of Chester, Liverpool and Manchester are an easy commuting distance with excellent road links to the M56 and the M6, and good rail links from nearby Cuddington to Chester and Manchester providing direct rail services to London Euston.

There are a good range of leisure facilities in the area including several golf courses, riding, walking in nearby Delamere Forest and sailing on Manley Mere.

Description

The Orangery forms part of the original Hefferston Hall (the south-east wing) and has been restored to a high standard by the current owner.

Internally, the property has some beautiful period features, including high ceilings with ornate cornicing and ceiling roses, and large Georgian style picture windows. The original Orangery provides a spacious entertaining space, linking to the kitchen/breakfast room.

The accommodation is over three floors with the ground floor comprising a delightful country style kitchen/breakfast room with a walk-in pantry. The hall leads off to a ground floor bedroom with a large en suite shower room.

A turned staircase leads to the first floor, opening directly into an impressive double aspect drawing room with views of the garden, and a stone fireplace



with inset log-burner. A door leads to the inner landing off which is a second bedroom and family bathroom with roll top bath.

On the second floor, there are two further bedrooms and a study with exposed roof timbers and skylights.

Outside

The property is approached via automatic gates down a gravelled driveway.

There is a log store, greenhouse and raised decked area with a garden store, two double garages, and a large parking and turning space.

The landscaped gardens provide a wonderful setting for The Orangery. A high evergreen hedge and mature trees provide a good amount of privacy, and the beautiful fully enclosed gardens can be enjoyed from the seating areas to either side of the fish pond with a water feature.

Directions

From Chester follow the A51 towards Nantwich. At the Tarvin roundabout, take the 2nd exit onto the A54. Continue forward onto the A556, after about 3.5 miles turn left at the Oakmere crossroads onto the A49 Forest Road. Continue for about 2.3 miles then turn left onto Hefferston Rise. Continue forward and keep left onto Hefferston Rise. Continue forward then take the 1st right onto Hall View Close. The entrance gates to the property will be seen immediately on the right hand side.

Viewing:

Strictly by appointment with Savills



The Orangery, Hefferston Grange, Hefferston Rise, Gorstage Northwich

Main House internal area 1,741 sq ft (162 sq m)

Garages internal area 657 sq ft (61 sq m)

Orangery internal area 786 sq ft (73 sq m)

Total internal area 3,184 sq ft (296 sq m)



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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