



Briar Cottage  
Wrexham Road, Bickerton



## A detached property with spacious accommodation, immaculate gardens and a paddock with stables

A substantial home with a picturesque garden, set in the peaceful semi-rural village of Bickerton, surrounded by beautiful countryside. The property provides more than 4,500 square feet of highly attractive accommodation with impressive original details and elegant modern décor, while outside there are expertly landscaped grounds, backing onto open fields and woodland.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**5 BATHROOMS**



**2 DOUBLE GARAGES**



**GARDEN WITH LAND & PADDOCK**



**FREEHOLD**



**RURAL/ VILLAGE**



**4,765 SQ FT**



**GUIDE PRICE  
£1,200,000**



### The property

Briar Cottage is a superb detached property offering six bedrooms and spacious, elegant accommodation arranged over two floors. The house showcases a wealth of attractive period details, most notably in the impressive reception hall. Highlights include wood-panelled walls and a striking central staircase, which splits and rises to a galleried landing adorned with ornate cornicing, a ceiling rose, and a chandelier.

The ground floor provides three main reception rooms, including a magnificent 29ft triple-aspect drawing room with a fireplace, bi-fold doors opening onto the garden, and ample space for both seating and dining areas. At the front, the comfortable sitting room and the formal dining room each feature south-facing bay windows and splendid fireplaces, while the sitting room also benefits from bi-fold doors leading to the garden. The well-proportioned kitchen and breakfast room provides further social everyday living and entertaining space, with its bespoke wooden fitted cabinetry, central island and integrated appliances. The utility room provides further space for storage

and appliances, while the ground floor also has a private study for home working.

Upstairs, the main galleried landing leads to four bedrooms at the front, while a rear staircase provides access to a secondary landing at the rear where there are a further two bedrooms. The principal bedroom has a luxury en suite bathroom, while there is one further bedroom en suite and a dressing room with an adjoining shower room, which could be used as a further bedroom if required. Each of the bedrooms benefits from built-in storage or wardrobes, while one further bedroom has its own en suite cloakroom. Additionally, the first floor has two well-presented family bathrooms.

### Outside

The house is set in extensive and immaculately landscaped gardens, while also featuring a large open paddock at the rear, backing onto woodland. At the entrance, gates open onto the paved driveway, with plenty of parking space both to the front and side of the house and access to the two double garages,





one of which is detached, with the other integrated into the main house. The front driveway is lined by a beautifully maintained garden with an area of lawn, colourful border beds, various shrubs and established hedgerows and trees. At the rear there are further pristine lawns, dotted and bordered by mature trees and well-maintained shrubs and hedgerows. Across the back of the house there is a large courtyard area with patio seating, raised beds, an ornamental pond and a gazebo providing sheltered a dining or barbecue area. Beyond the garden, five-bar wooden gates open to the grassy paddock, which has a stables block and is ideal for exercising horses.

### Location

The property lies in the small village of Bickerton, surrounded by beautiful rolling countryside. The nearby recreational opportunities are excellent. Portal Golf Club and Carden Park Hotel and Spa both have championship golf courses and a range of other leisure facilities. There are superb walks in the area, polo at the Cheshire Polo Ground and numerous places to eat including The Pheasant Inn, The Cholmeley Arms and the Bickerton Poacher.

The larger village of Malpas lies four miles to the south, with its selection of shops and local amenities, including a doctor's surgery and post office. Malpas is also home to several primary schools, as well as the well-regarded secondary, Bishop Heber High School. Nine miles away, Whitchurch offers a larger selection of shops and local facilities, while the vibrant and historic city of Chester is also within easy reach, with its superb shopping, leisure and cultural facilities. The area is well connected by a strong network of A-roads, while the M53 and M56 are both accessible just north of Chester.



### Distances

- Malpas 5.0 miles
- Taporley 6.5 miles
- Nantwich 9.0 miles
- Whitchurch 9.7 miles
- Chester 12.0 miles

### Nearby Stations

- Wrenbury
- Whitchurch (Shropshire)

### Key Locations

- Cholmondeley Castle Gardens
- Beeston Castle and Woodland Park
- The Ice Cream Farm
- Bolesworth Castle

### Nearby Schools

- Bishop Heber High School
- Abbey Gate College
- The King's School



## Floorplans

Main House internal area 4,765 sq ft (443 sq m)

Garages internal area 1,291 sq ft (120 sq m)

Stables internal area 395 sq ft (37 sq m)

Total internal area 6,451 sq ft (599 sq m)

For identification purposes only.

## Directions

Post Code: SY14 8BD

what3words: ///exact.weekday.playroom - brings you to the driveway

## General

Local Authority: Cheshire East Council

**Services:** Mains electricity and water. Oil-fired central heating. Private drainage - we understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**EPC Rating:** D

Viewing is strictly by appointment only

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

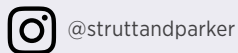
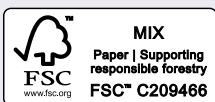
**Agents Note:** There is a covenant banning building on the paddock.

## Chester

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