

DUNHAM HOUSE

DUNHAM-ON-THE-HILL | FRODSHAM | CHESHIRE



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910



DUNHAM HOUSE

An impressive family residence complete with comprehensive leisure facilities set in private grounds close to Chester.

DISTANCES

FRODSHAM – 5 MILES
CHESTER – 6 MILES
TARPORLEY – 10 MILES
WARRINGTON – 16 MILES
LIVERPOOL – 21 MILES
MANCHESTER – 35 MILES
M53 MOTORWAY – 5 MILES
M56 MOTORWAY – 2 MILES
LIVERPOOL AIRPORT – 18 MILES
MANCHESTER AIRPORT – 27 MILES

DUNHAM HOUSE

Dunham House is situated in the rural hamlet of Dunham-on-the-Hill some 6 miles to the north east of Chester. It comprises a relatively modern country house dating back to the latter part of the 20th century which has been improved and adapted of late. The property offers generous family accommodation with open plan living space and 5 bedroom suites. In addition to the main residence there is an attached leisure complex with indoor swimming pool, hot tub, solarium, sauna and treatment room. The property stands in a private mature garden setting surrounded by sweeping lawns and a series of ponds enclosed by established trees and shrubs. The whole extending to approximately 5.92 acres (2.39 hectares).



FEATURES

DUNHAM HOUSE

- Reception Hall
- Cloakroom/W.C.
- Drawing Room
- Inner Hall
- Cinema Room
- Snooker Room
- Boot Room
- Utility Room
- Open plan Kitchen with dining and living areas
- Rear Hall with Cloakroom off
- Office with Kitchenette off
- Master Bedroom with en-suite dressing and bathroom
- Guest Bedroom with en-suite shower room
- 3 Further Bedrooms with dressing rooms and en-suite bathrooms
- Walk-in Linen cupboard

THE LEISURE COMPLEX

- Heated indoor Swimming Pool & Hot Tub
- Solarium
- Changing room with shower & W.C.
- Sauna
- Treatment Room
- Entertaining Room with Bar & Kitchenette

GARDENS & GROUNDS

- Formal lawned gardens
- Interconnecting ponds
- Garaging & Garden Store
- Tennis Court
- Specimen Trees & Shrubs

IN ALL ABOUT 5.92 ACRES (2.39 HA)



LOCATION

Dunham House occupies a private position adjoining open countryside and yet is extremely convenient for the surrounding areas of commerce with excellent road and rail links. The property is situated in the rural hamlet of Dunham-on-the-Hill between Helsby and Chester. The county town of Chester which is 6 miles distant offers a comprehensive range of services with supermarkets and national retailers complimented by several out of town retail parks including the Outlet Village at Cheshire Oaks.

On the recreational front there are several golf courses locally including Helsby, Delamere, Vicars Cross and Eaton Golf Club at Waverton. In the neighbouring village of Great Barrow there are football and cricket clubs, rugby at Vicars Cross and at Manley Mere there is windsurfing and sailing. The nearby Delamere Forest offers extensive walking and is ideal for mountain biking and horse riding. For the equestrian enthusiasts there polo at Little Budworth, Nr Tarporley, horse racing at Chester & Aintree and a motor racing circuit at Oulton Park. Schooling is well provided for locally with a selection of state and private schools including The Grange at Hartford, Abbeygate College at Saighton, The Hammond and the King's & Queen's in Chester.

COMMUNICATIONS

Despite its rural location Dunham House is extremely accessible for all areas of commerce throughout the North West. Junction 14 on the M56 motorway is 2 miles distant and connects with the M53 motorway beyond Chester allowing for ease of access to both Liverpool and Manchester which are served by international airports. From Frodsham station there is a regular rail service to Manchester and from Chester station a sub 2 hour inter-city service to London via Crewe.



DESCRIPTION

Dunham House is approached via a splayed entrance with electric gates opening onto a driveway surfaced with golden gravel which sweeps through a small stand of specimen trees before leading up to a parking and turning area against the south front. Dating from the late 20th century, Dunham House is constructed of brick and block with rendered elevations incorporating decorative timber detailing at first floor level beneath a tiled roof. To its advantage the property being of relatively recent construction is easy to maintain and has a very cost effective heating system courtesy of a recently installed bio-mass boiler. The heating comprises conventional radiators complimented by under floor heating in the bathrooms and throughout the house there is an integrated lighting system together with sound system to the principal rooms.

The layout of the accommodation at ground floor level is flexible combining formal entertaining space, open plan family living arranged around the kitchen area and off the rear hall is an attached leisure complex whilst at first floor level there are master & guest suites and 3 further bedroom suites.



GROUND FLOOR

A panelled front door with stone surround beneath a storm porch opens into an impressive reception hall with suspended ceiling, spiral staircase, display shelving, limestone floor and cloakroom off with circular marble hand basins set in limestone and a low flush W.C. The drawing room is accessed directly off the hall via panelled sliding doors opening into a spacious and extremely light room with triple aspect, 3 sets of French windows and a living flame wood fire behind a glazed screen.

The inner hall forms a long corridor containing a built-in base unit with display above, walk-in boot room and interconnecting doors to the kitchen. Off the inner hall is a tiered 11 seater cinema room with Optoma projector and beyond which is a snooker room complete with built-in bar and fridges. At the end of the inner hall is the utility room with base unit incorporating a stainless steel sink with single drainer, cupboards, shelving and plumbing for washing machine.

The open plan kitchen is accessed from the reception hall and incorporates dining & sitting areas and again is an extremely light space with sky light and 3 sets of French windows opening onto the terrace. The kitchen incorporates wall and base units under granite work surfaces including a central island unit with breakfast bar, 4 oven oil fired Aga, sink with waste disposal, Bosch microwave, integrated Miele dishwasher, Sello fridge and freestanding Rangemaster fridge freezer. The kitchen area has a polished wood floor extending into the dining area beneath a sky light and on the opposite side of the kitchen is a sitting room with Totul wood burning stove. The open plan kitchen with dining and sitting area provides a central hub for the house and is ideal for modern family living with bi-folding doors opening onto the terrace which is ideal for entertaining. Beyond the kitchen is a rear hall with sitting area, cloakroom and office which would serve as a formal dining room and within the corner is a kitchenette.





FIRST FLOOR

From the reception hall a spiral staircase ascends past a full depth stone mullion window to the front landing which leads to the master suite. Within the master suite is a double bedroom with dual aspect and off which is a full bathroom complete with Duravit panelled bath with tiled surround, full depth mirrors, built-in television, circular hand basin with freestanding cupboards below, Duravit low flush W.C, tiled shower with Hansgrohe fittings and tiled floor with under floor heating. Within the master suite is a separate dressing room containing open fronted hanging rails, built-in shelving and open fronted cupboards. Off the front landing is Bedroom 3 which is a double room with walk-in wardrobe that contains fitted shelving and hanging rail. Bedroom 3 is served by an en-suite bathroom containing a panelled bath with shower above, pedestal hand basin, low flush W.C, heated towel rail, tiled floor and tiled walls. Bedroom 4 is a double room with southerly aspect to the front of the house and walk-in wardrobe. The bedroom has an en-suite bathroom containing a panelled bath with shower above, pedestal hand basin, low flush W.C, heated towel rail and tiled floor and walls. The rear landing incorporates a sitting area and off which is a linen cupboard. Off the rear landing is Bedroom 5 which is a double room with walk-in wardrobe and en-suite bathroom containing a panelled bath with shower above, pedestal hand basin, low flush W.C, heated towel rail, tiled floor and tiled walls. At the end of the rear landing is the guest bedroom which is a double room with built-in wardrobes and en-suite wet room with shower, low flush W.C, hand basin, heated towel rail, tiled floor and part tiled walls.



THE LEISURE COMPLEX

Attached to the house and accessed via the rear hall through a glazed door is the leisure complex incorporating a pool room with white painted vaulted ceiling and beams with spotlights above a heated indoor swimming pool (45ft x 15ft approx.) with electric cover and tiled surround. Within the pool room is a recently fitted spa bath with underwater jets and at the opposite end of the pool room a glazed door opens into a solarium with tiled floor. Within the pool room there are deep sitting areas and 3 sets of French windows opening out onto a sheltered terrace incorporating dining and seating areas with central lawn.

At the far end of the pool room is a glazed partition with door opening into a sitting area with tiled floor, sliding French windows to terrace and a built-in bar/kitchenette incorporating an island unit with quartz work surfaces, circular stainless steel sink unit, Quooker hot water tap, Flavel fridge & dishwasher and 2 wine coolers. Behind the sitting area and kitchenette are a series of glass fronted rooms comprising a changing/shower room, sauna and treatment room. The changing room contains a tiled shower with Mira fittings, pedestal hand basin, low flush W.C and tiled floor & walls. The sauna incorporates wooden bench seating, tiled floor and heater with stones. The treatment room has a glazed partition with glazed door and contains a built-in unit beneath a quartz top, circular hand basin, wiring for wall lights, display shelving and tiled floor.





THE GARDENS & GROUNDS

Dunham House stands centrally within its grounds which are bordered by specimen trees and mature shrubs to provide a sheltered and extremely private setting. Below the drive is a wide sweeping lawn extending down to a pond with water feature and external lighting surrounded by specimen trees. The lawned garden extend to the side of the property before returning behind the house where there is a former cricket wicket and all weather tennis court with timber summer house to one end. Behind the house is a large double garage constructed of brick under a tiled roof with electric up and over door. The garage incorporates a workshop/garden store to the rear with double doors opening out onto the lawn and to the front of the garage is a further parking and turning area for several vehicles. Immediately behind the house is a raised terrace with brick barbeque and gazebo arranged around a central lawn being ideal for entertaining and using in conjunction with the leisure complex.

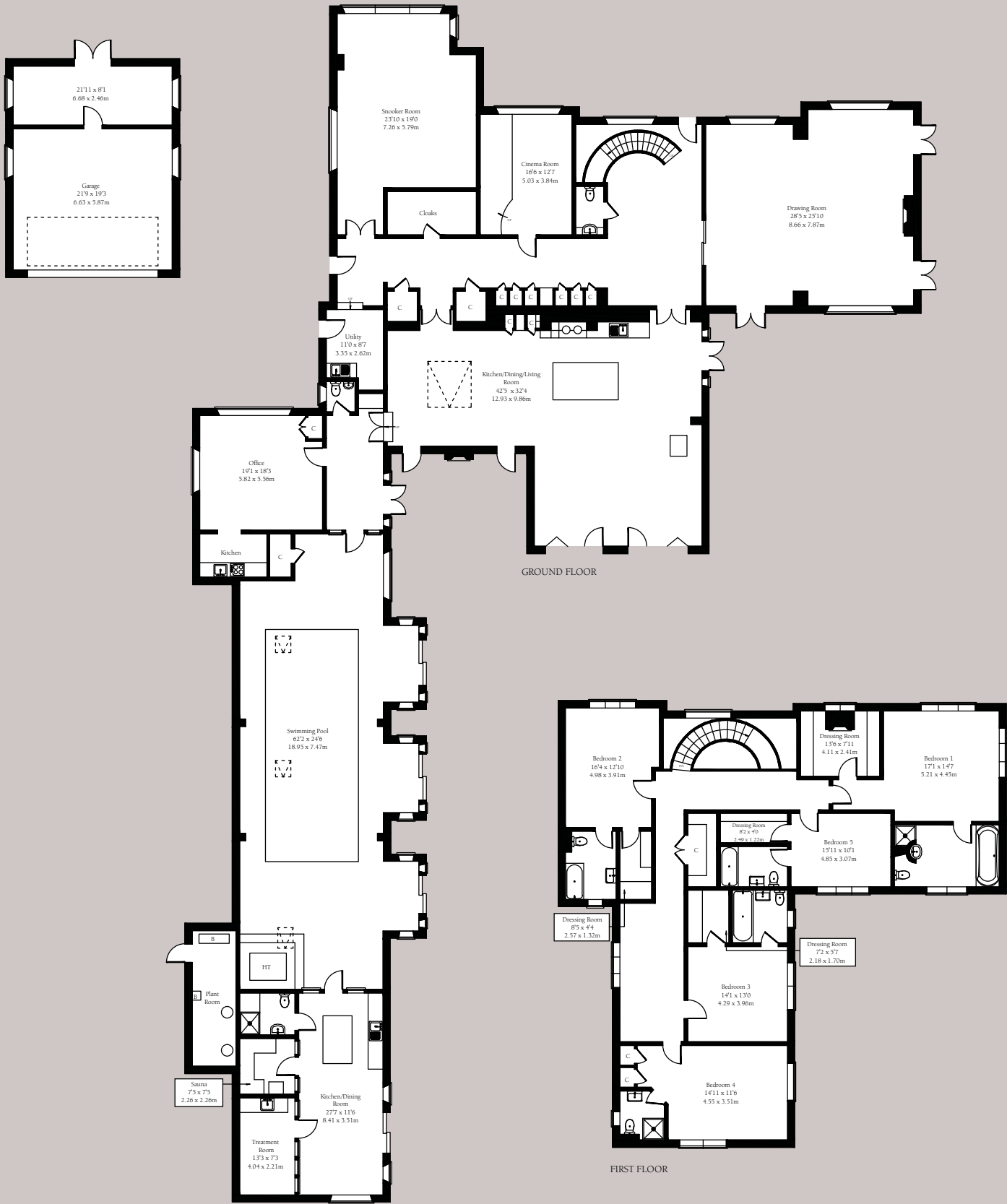
Behind the leisure complex is a lean to block and rendered building serving as a boiler room to the swimming pool and spa bath with Worcester oil central heating boiler, heat exchanger pumps and filtration unit. In an adjacent building is the central heating system for the house comprising a Biotech bio-mass boiler with hopper for pellets. Beyond the leisure complex and extending up to the easterly boundary is a further wide sloping lawn enclosed by mature shrubs and specimen trees including oak, beech, silver birch, ash and scots pine. The whole extending to 5.92 acra (2.39 ha).





Dunham House, Dunham-on-the-Hill

Approximate Gross Internal Area
House: 8,235 sq ft / 765.09 sq m
Garage: 605 sq ft / 56.24 sq m
Total: 8,840 sq ft / 821.33 sq m



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

GENERAL REMARKS & STIPULATIONS

Address: Dunham House, Chester Road, Dunham-on-the-Hill, Frodsham, Cheshire, WA6 0NQ.

Tenure: The property is freehold with vacant possession

Services: Mains water and electricity. Private drainage. Central heating to the house is courtesy of a Biomass boiler. External Security Lighting. Close Circuit Television cameras and burglar alarm. Telephone lines and Broadband connection.

Wayleaves, Easements & Rights of Way: The property is sold subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

Local Authority: Cheshire West & Chester Council
Tel: 0300 123 8123

Council Tax: Tax Band H - £4,116.04 payable 2022/23.

Town & Country Planning: Dunham House is not listed.

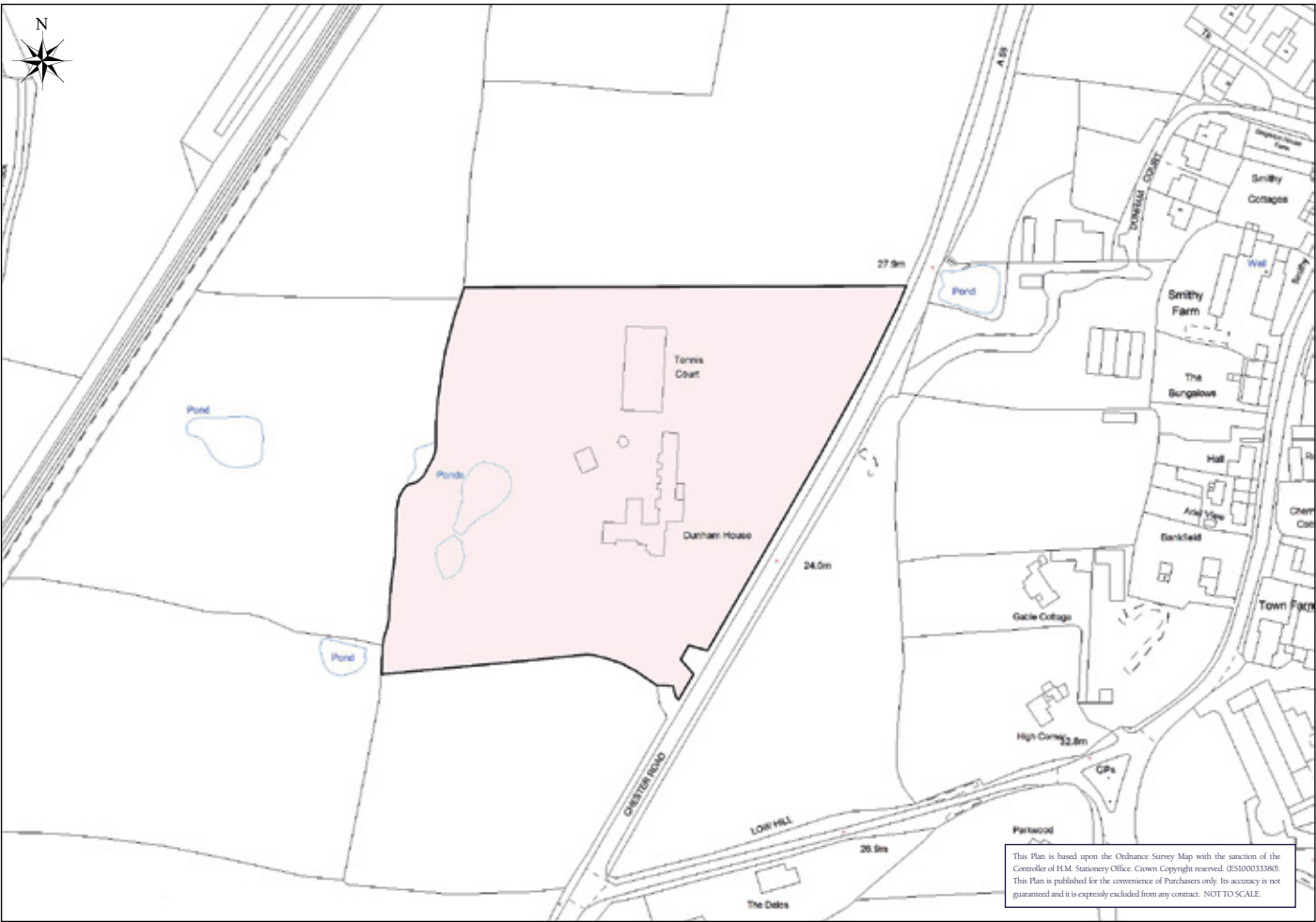
Fixtures: Unless specifically mentioned in these particulars all contents fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

DIRECTIONS

The postcode is WA6 0NQ. From Chester travel beyond the Hoole roundabout on the A56 for approximately 4 miles. Having passed through Mickle Trafford cross over the former railway bridge and after a short distance to road bears left after which the played entrance and gates to Dunham House will be seems after approximately 400 yards on the left hand side.

VIEWING

Strictly by appointment via the Chester offices of Jackson-Stops,
Tel: 01244 328 361



IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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