



Fullersmoor House  
Broxton | Cheshire









# Fullersmoor House

Fullersmoor, Broxton  
Chester, Cheshire, CH3 9LP

A delightful five-bedroom country house and equestrian facilities; set within 3 acres, located in a highly desirable area of south Cheshire.

- Bespoke kitchen / breakfast room
- 3 reception rooms, office, utility & cloakroom
- Master bedroom with en-suite
- 4 double bedrooms & family bathroom
- Mature gardens, patio areas & tennis court
- Large secure garage
- 4 stables with tack, feed & rug rooms
- Hay store & lean to barn
- Manege 20m x 40m
- Desirable rural yet accessible location
- In all approx. 3.11 Acres

## Approximate distances in miles:

Tattenhall 4m | Malpas 5m | Tarporley 9m  
Whitchurch 10m | Chester 11m | Wrexham 11m  
Crewe 15m | Liverpool 30m | Manchester 50m

## Situation

Fullersmoor House is set within beautiful rural countryside located in the popular village location of Brown Knowl, South Cheshire. The property benefits from easy access to the major northwest cities with a number being a commutable distance.



The property lies between the popular villages of Tattenhall and Malpas, both offering an excellent range of day-to-day convenience shops, pubs and restaurants. Crewe railway station is 17 miles away with a regular 1.5hr service to London Euston.

The pretty village of Brown Knowl is a popular rural village in South Cheshire and has previously been awarded best kept village. The village itself has several quaint, well-kept brick and sandstone cottages and a Methodist Church in the Gothic Revival style. There are numerous walks in the area, including direct access onto the National Trust's diverse landscape of the Bickerton Hill, which incorporates a 3mile stretch of the renowned Sandstone Trail.

### Description

Fullersmoor House offers spacious family living accommodation with five bedrooms, two bathrooms and a lovely flowing ground floor space. The property benefits from a recently installed kitchen, three reception rooms, along with a useful utility, boot room and office.

Having recently undergone some renovation to the inside and outside of the property, high standards have been adhered to in every respect to create a beautiful family home. The property boasts excellent equestrian facilities which include four stables and ancillary stores, a manege and 3 acres of well fenced paddocks and a field shelter.

The property is found at the end of a single access lane, off the quiet country road that leads into the village of Brown Knowl. There is a large gravel parking sweep to the front and side that divides the house from the garage and equestrian facilities.







On entering through the main front door, this opens into a spacious entrance hall with W.C. The central entrance hall provides an ease of flow throughout the home with access to all reception rooms and stairs to first floor level.

The bespoke kitchen by *The White Kitchen Co*, with a Silestone worktop, is an excellent family kitchen with space for a kitchen table and chairs. There are many elements to the kitchen that provide a blend of traditional styles and contemporary features, creating a lovely space to enjoy day to day family life.

The feature *Everhot* electric range cooker with combination of traditional cast iron plates and high-tech induction hob and four ovens is set within a brick inglenook with an original exposed oak beam above. A range of fitted base units and inset Belfast sink, sit under the front window overlooking the drive. These units have an integrated dishwasher and bin draw, the kitchen also features a large floor to ceiling pantry cupboard with ample storage space and adjacent integrated fridge freezer. There is a central island unit which provides further storage and a breakfast bar to one end.



The kitchen is complemented by under-floor heating beneath the porcelain tiled floor. This continues into the adjacent snug family room which features a *Clearview* stove within a brick fireplace with oak mantle. Timber framed bi-fold glazed doors open out from the snug to the south facing patio area.

Accessed from the entrance hall is the spacious dining room with wall mounted and low-level ceiling lights on dimmer switches to create a warm ambiance.



The dining room also has underfloor heating under the engineered oak flooring which continues from the hallway.

To the far end of the house there is a large, light and airy living room that has an open fireplace with sandstone surround and mantel located between floor to ceiling windows either side. Additional light is enjoyed through the bi-fold glazed doors that lead onto the south facing patio area to the side of property, linking onto the aforementioned patio area off the snug.

The rear entrance off the parking sweep, is used daily and opens into the inner hall which has porcelain tiled flooring with underfloor heating and space for boots and coats. A separate utility room houses the oil-fired boiler, fitted units, an inset sink and space and plumbing below for a washing machine. The office is also located off the inner hall which has ample space for a large desk with a window that overlooks the front drive.

Stairs lead up to a spacious landing at first floor level with glazed French doors that open out onto a balcony which enjoys the beautiful rural views of the Bickerton Hill and surrounding farmland. There are five double bedrooms and a family bathroom. The master bedroom has triple aspect windows and ample space for wardrobes and bedroom furniture, along with the benefit of a spacious ensuite shower room. There are four additional, spacious double bedrooms all enjoying lovely rural countryside views, two of which have fitted wardrobes. The family bathroom has a contemporary freestanding bath under a front aspect window, separate shower enclosure and large airing cupboard to house the hot water cylinder and benefits from underfloor heating.







### Externally

The property enjoys beautiful mature gardens with a variety of shrubs and trees that are broken up with planted beds and raised sandstone walls with an overflowing growth of colour. There are two patio areas which are linked by a limestone path that follows around the house. To the rear of the garden is a young orchard with a variety of fruit trees and a tennis court to the far boundary. The tennis court has not been used for a number of years and would benefit from a full renovation.

From the driveway and parking sweep there is a secure garage with electric roller shutter door, the garage has ample space for a car and additional storage.

### Equestrian Facilities

Fullersmoor House enjoys the benefit of excellent equestrian facilities. The stables are within a steel framed building under a corrugated roof with concrete block walls and a concrete yard frontage that is all undercover.

There are four stables in total with a fifth stable being used as a large storeroom or tack room. Two additional stores with pedestrian doors can be used as feed and rug rooms. The yard leads out to the menage which measures approx. 20m x 40m and has a recently upgraded silica sand and fibre surface with post and rail perimeter fence.

To the side of the stable yard is an open fronted hay store and to the rear is a lean-to storage area which leads out to the paddocks and can be used as a field shelter. Post and rail fencing and mature hedges contain the paddocks and a mature hedge surrounds the whole property. Land drains run to the perimeter ditches and there are automatic water troughs connected to the paddocks.



The property equates to approximately 3.11 acres.

Please note, there is a public footpath that runs across the paddocks, for more information please contact the Agents.

### Tenure

The property is freehold with vacant possession on completion.

### Services

Mains electricity and water

Oil fired central heating

Private drainage via a septic tank

Double glazed windows throughout

EPC rating D

### Local Authority

Cheshire West and Chester

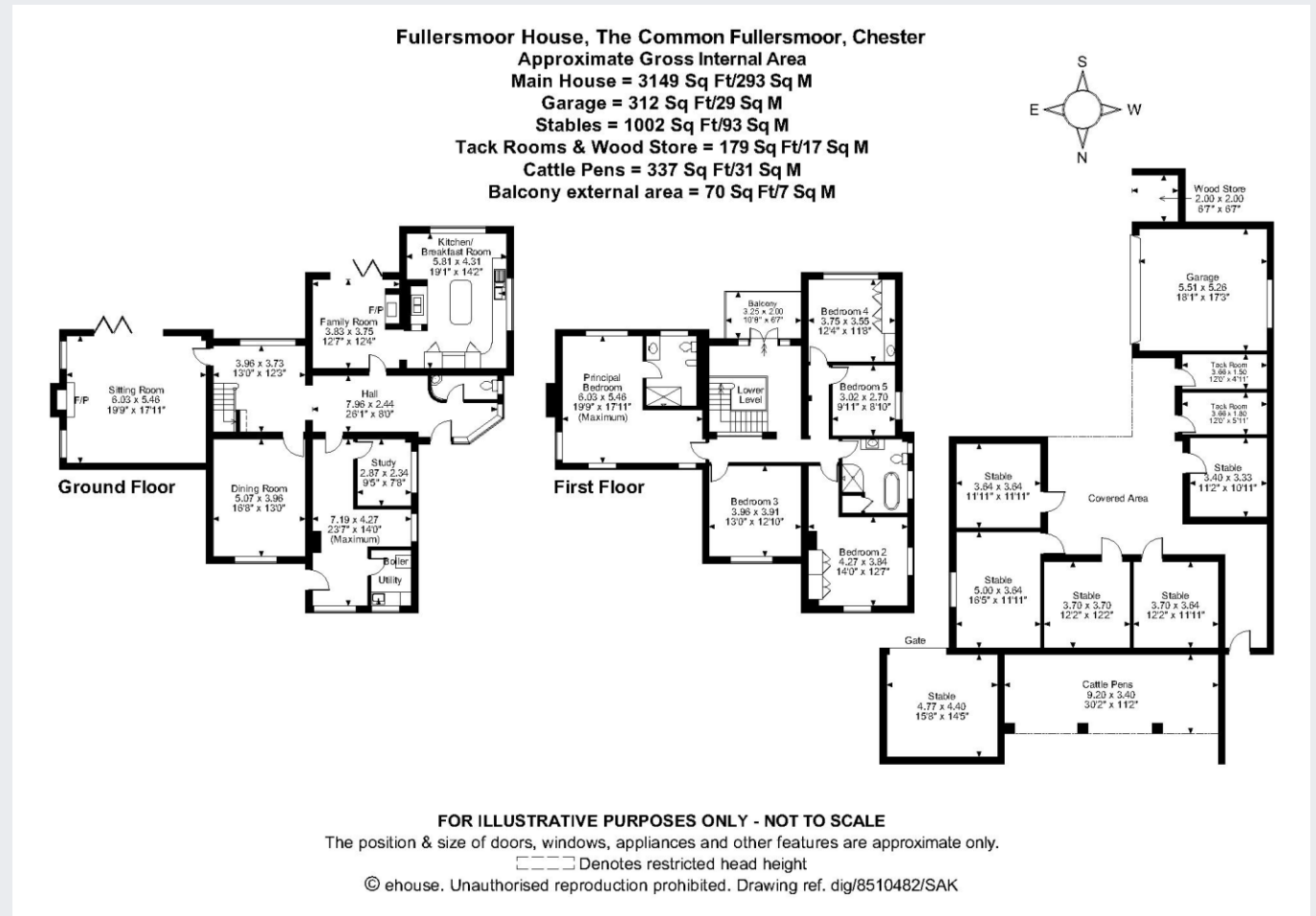
[www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)

Council Tax - Band D

### Viewing

Strictly by prior appointment with the Agents Jackson

Property 01743 709249 or 01948 666695.



Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: [jackson-property.co.uk](http://jackson-property.co.uk)

Email: [info@jackson-property.co.uk](mailto:info@jackson-property.co.uk)

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