



**GASCOIGNE  
HALMAN**

BEAUFORT HOUSE, NORTHGATE, UTKINTON CW6  
0JX

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THE AREAS LEADING ESTATE AGENT



## BEAUFORT HOUSE, NORTHGATE, UTKINTON CW6 0JX

**Set in a tranquil no through road with rural views and set in a south facing plot of 0.31 acre, a five bedroom, two bathroom, three reception room detached house with garage and exceptional kitchen.**

### Directions

From the centre of Tarporley, proceed out of the village in the direction of Chester and take the right onto Utkinton Road, which is the next road after Forest Road. Proceed up Utkinton Road passing a barn conversion development on the left hand side and the Rose Farm Shop Rural Enterprise on the right hand side. Take the second right after the Rose Farm Shop into Quarry Bank. Proceed up Quarry Bank and the right turn to Northgate is located immediately after the left turn to Tirley Lane. Proceed along Northgate and the subject property will be located at the far end.



Individual detached house

Private and tranquil location

Total square footage of 2608, providing great flexibility

0.31 acre plot

Beautiful and mature south facing garden

Superb elevated far reaching east and southerly views

Five bedrooms, en suite plus large family bathroom

Large living room with open fire and direct access to garden

Fantastic open plan kitchen dining and family room

Utility room, boot room, study and cloakroom

New windows, doors and ground level underfloor heating

Heated integral garage and large driveway for ample parking







**COMMENT FROM ROBERT REED OF  
GASCOIGNE HALMAN**

Beaufort House is at the far end of a discreetly located cul de sac of just twelve individual houses, each enjoying its own character and distinction. It is situated within Utkinton village.

The present owners moved into the house ten years ago and since then have invested heavily into their home with both extensive capital expenditure and obvious thought and care in all improvement works carried out. Worthy of particular note are the strong eco credentials on offer here. With new windows, doors and underfloor heating to ground floor level, the rating has been upgraded to a C level therefore placing it well above the national average. Buyers will also be pleased to note the whole of the ground floor has been rewired and the consumer unit upgraded to accommodate a car charging point.

The overall result is a superb family home that is in excellent condition, very adaptable to suit individual needs and extends to just over 2600 square feet, including the heated integral garage. The plot extends to just under a third of an acre. There are fantastic far reaching rural views and the rear garden has a southerly aspect. The garden, which has been transformed in the last ten years, is an ideal setting for both alfresco dining and youngsters playing and can also be accessed via two sets of bi folding doors in the open plan kitchen family room and double doors in the living room.





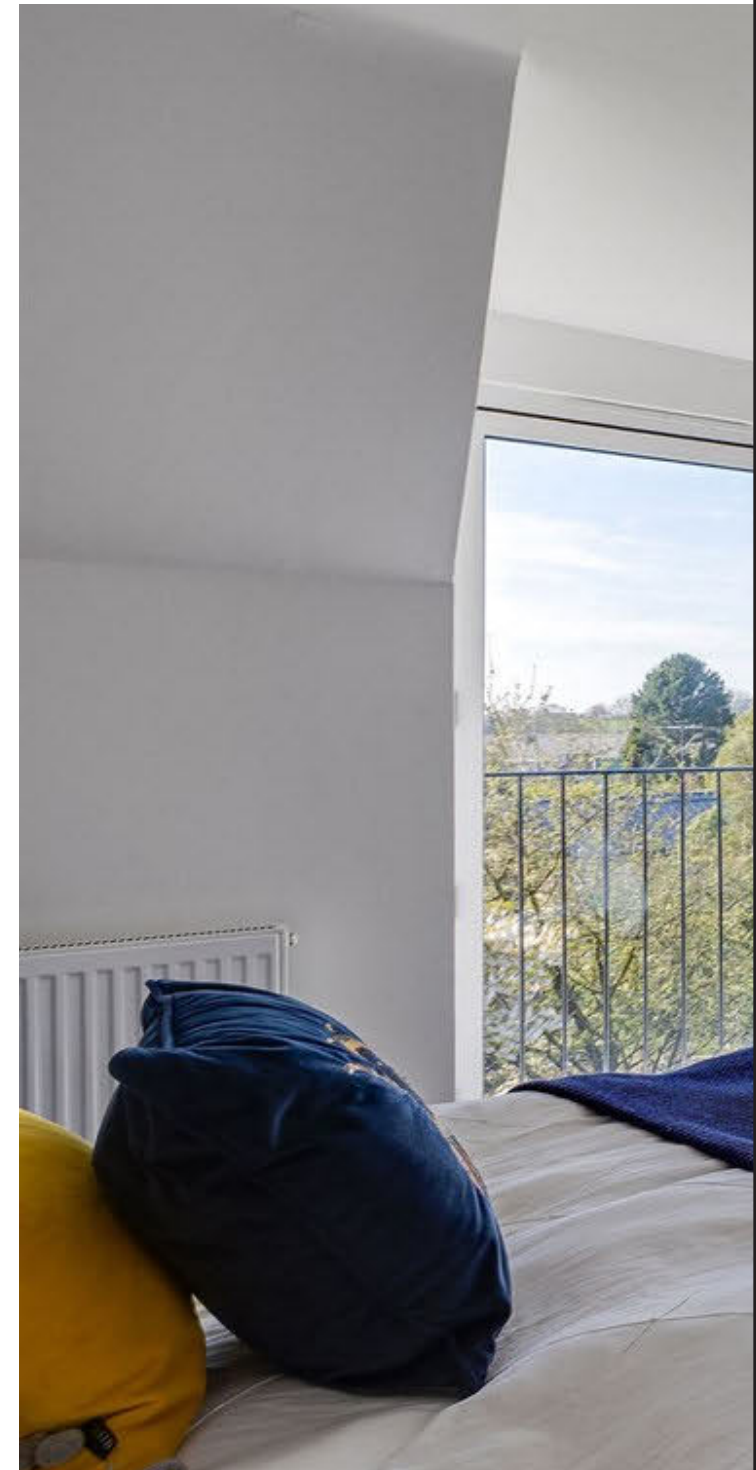




The real highlight of the interior is the open plan kitchen, dining and family room. This area is so light and elegant and represents the very best in modern day design and finish. With direct access via two sets of bi folding doors to the south facing garden, wonderful elevated rural views and a layout that incorporates a stylish well equipped kitchen, dining area and family chill out space, this really makes you want to move straight in!

Other key features are the five bedrooms, the principal of which has double doors and a Juliet balcony overlooking the view. What a fantastic way to wake up each morning! It also has a high quality recently installed en suite shower room. The four remaining bedrooms are served by a large family bathroom and there is very obvious scope to create an additional en suite in what is identified on the floorplan as bedroom three.

The plot is a great size at 0.31 acre, and has at the front ample parking and access to the single garage. To the rear is a landscaped garden, split into two parts. The first comprises well tended lawn and a terrace area ideal for al fresco dining, which capitalises on the terrific views. There is then an area of well tended lawn and for those with a love a sport, it is flat enough for goal posts or games of cricket. The remaining lawn then slopes away and is well tended. If desired, this latter area could be used as a larger orchard area or vegetable patch.





## LOCATION

Utkinton is a hugely popular village that lies just two miles from the centre of Tarporley. Utkinton enjoys beautiful views from many vantage points and is some of the finest walking territory in the county of Cheshire, linking to Willington aka Little Switzerland and the Kelsall hills. The village has an active community with classes and groups in the village hall. Within the village is Rose Farm Shop which comprises a post office, delicatessen, butchers, off-licence, cafe, garden centre, fitness centre and has a strong emphasis on customer service. Rose Farm now boasts a family farm walk and picnic areas.

Utkinton is only a short drive away from the Georgian High Street of Tarporley - one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, padel courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, Doctors / Dentist surgery and three well attended Churches.

The village is also renowned for its excellent educational facilities with Tarporley High School consistently maintaining a strong reputation. There are a number of excellent Primary Schools to choose from in the local area. Those seeking a wider choice of schools will find ample provision by virtue of the Grange School in Hartford and in Chester with the impressive choice of King's, Queen's and Abbey Gate.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby

canal and the outstanding Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail. There are many excellent golf clubs within short travelling distance.

Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Delamere, Frodsham, and Chester. All operate on either the Chester to Manchester or Liverpool to London lines. Winsford also provides a link to the Liverpool to Crewe line. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes.

Two international airports can be located within 45 minutes drive: Liverpool John Lennon International Airport and Manchester International Airport.







## TENURE / SERVICES / VIEWING

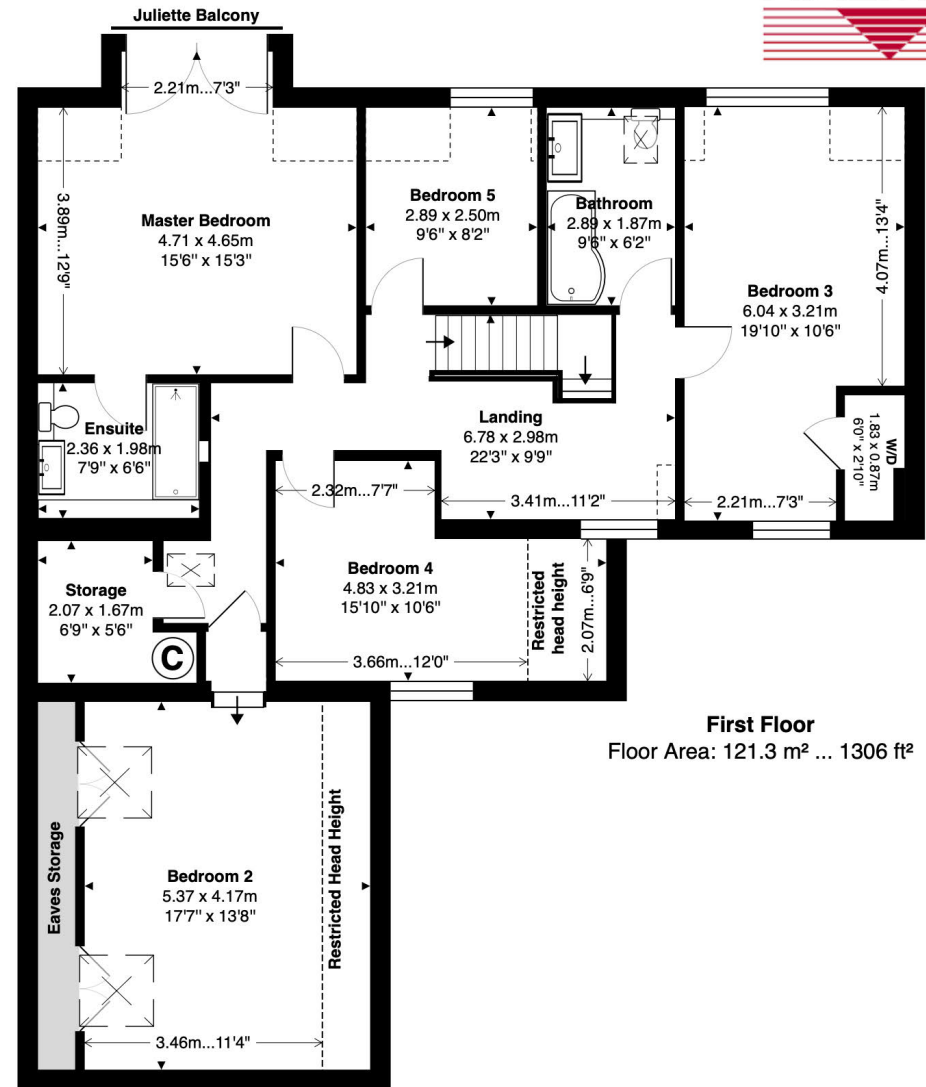
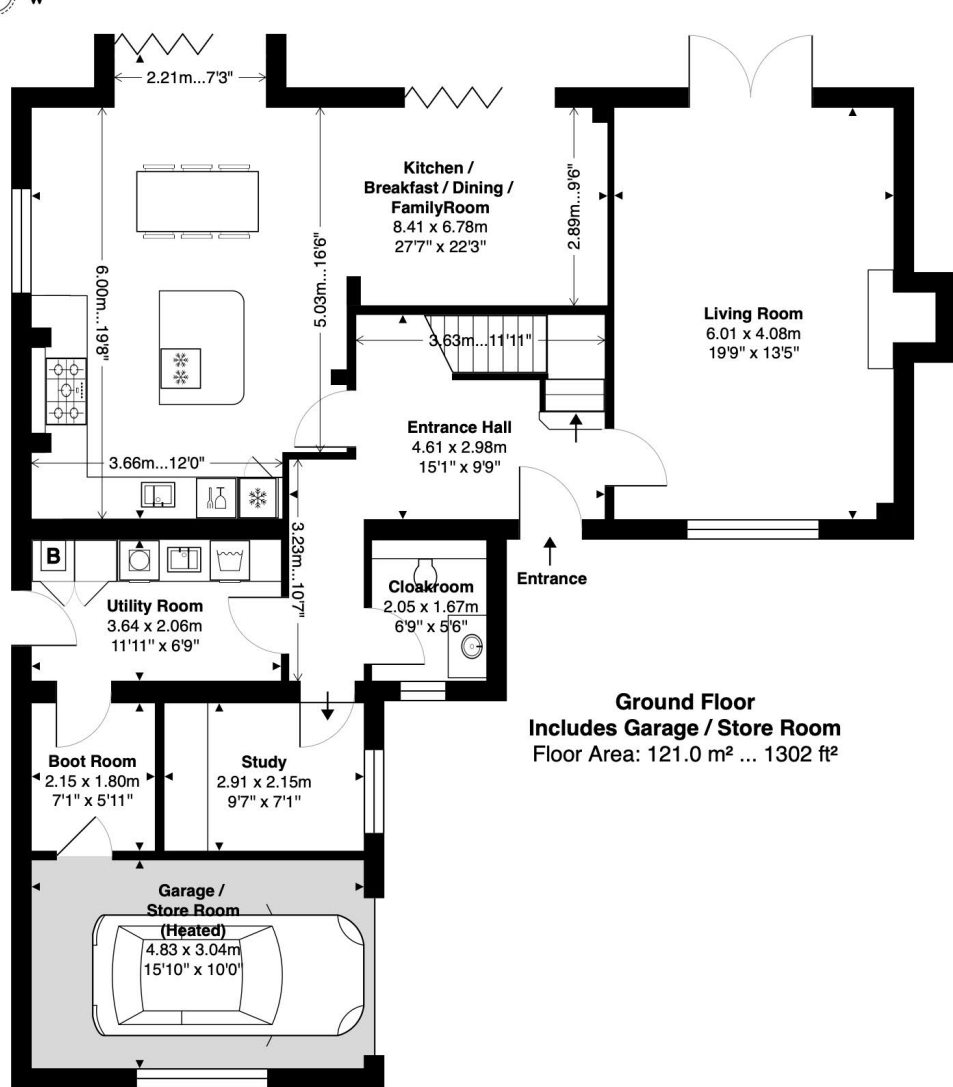
TENURE Freehold - this will be verified as part of the legal process

SERVICES We understand that mains water, electricity and drainage are connected. Gas fired central heating.

VIEWING Viewing by appointment with the Agents Tarporley office

## NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



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Approximate Gross Internal Area: 242.3 m<sup>2</sup> ... 2608 ft<sup>2</sup> (Includes Garage / Store Room, excluding eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## TARPORLEY OFFICE

01829 707885

tarporley@gascoignehalman.co.uk

62 High Street, Tarporley CW6 0AG

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