

# INIGO



## *Davenham Old Rectory*

DAVENHAM, CHESHIRE

SOLD

Handsome and remarkably spacious, this Grade II-listed 18th-century house in Davenham, Cheshire unfolds across over 6,500 sq ft. Its façade speaks to the Georgian penchant for symmetry, while its interiors are a celebration of colour and pattern. Material flourishes both new and old adorn the house, from a refined Minton-tiled entrance hallway, carved marble fireplace surrounds and a series of jewel-toned wallpapers. A wonderfully landscaped and tiered garden unfolds at the rear, with a series of age-old trees, a riotous selection of flowering plants and, at its foot, views of pastoral grazing fields.

### *Setting the Scene*

Davenham is a delightful village in the heart of the Cheshire countryside. It is filled with historic buildings – several of which are listed – and is surrounded by the gently undulating landscape that this part of the country is known for.

## *Davenham Old Rectory*

DAVENHAM, CHESHIRE

SOLD



The Old Rectory dates to the mid to late 18th century. Its exterior is of handsome red Flemish bond brick and is crowned by a slate roof. Large six-over-six windows beneath stucco keystones hint at the brightness dispersed within. Set between Doric columns is the house's impressive front door, a half-glazed, 19th-century addition. Recent interventions under current ownership have been handled with the utmost sensitivity and cleverly meld the house's period prowess with convenient contemporary amenities.

### *The Grand Tour*

A sweeping driveway sets the house back from Church Street and has a large set of wrought-iron gates at its foot. Gravel-laid, the driveway meanders towards the house, passing a series of neat topiary bushes en route. A circulation space closest to the building provides parking for several vehicles.



Entry is to a wonderful entrance hall where Minton tiles spread out underfoot and there is a working fire on one side. The central artery to the ground floor, the hall provides passage to a series of reception spaces, each with a unique character but with a similarly refined atmosphere. The first, a sitting room/library, has vibrant crimson-painted panelled walls and handsome fireplace. As is the case across the ground floor, the sash windows here are flanked with period shutters.

The largest gathering space is at the rear and is lit by an impressive trio of floor-to-ceiling, south-facing sash windows set within an exaggerated bay. A coffered ceiling spreads out overhead, and there is a working grand fireplace on one side. Buttery yellow walls are a light contrast to the reclaimed teak herringbone-laid parquet flooring that spreads through much of the ground floor. A smaller sage-green study lies adjacent.

To the right is a sitting room with French doors and a second bay window. More intimate than the large lounge, the room has a cosy ambiance enhanced by its vibrant pink-striped wallpaper from Cole and Son. A carved marble-framed working fire is a warming focal point during the winter and has brilliant bookshelves set in its alcoves.

## *Davenham Old Rectory*

DAVENHAM, CHESHIRE

SOLD



The dining room also extends from the central hallway, its walls wrapped in a wonderful paisley design from Thibaut. The detailing is especially ornate here; cornicing and a large ceiling rose lend a formal feel. Another Regency period fireplace is fitted on one wall and a pair of sash windows overlooks the landscaped front garden.

Set beyond the dining room is the kitchen, with its generous banks of glossy black cabinetry and large flagstone floors. Appliances are integrated and include a cooker, and two fridges; there is also an Aga. There is space for an informal dining table here, in the light ushered in by glazed doors to the garden. A series of ancillary rooms – including a WC, utility space and boot room – extend from here, providing plenty of storage.

A wonderful staircase curves up downstairs to the cellar and upstairs to the first floor, where four bedrooms emanate from a generous carpeted landing. The principal suite is at the rear and has a wide trio of six-over-six sash windows that frame a near unbroken view of greenery. A generous dressing room adjoins, along with a luxurious, marble-clad bathroom with a freestanding bathtub, a separate shower and twin sinks. A door on the bathroom's far side connects to a second bedroom, Jack-and-Jill style.

There is an additional WC on this floor, along with a second bathroom – again with a freestanding bathtub and a separate shower. Stairs wind up to the second floor, where an especially generous guest suite is set beneath the eaves. It also has an en suite bathroom, along with an adjoining space apt for use as a gym or a dressing room. A sixth bedroom is also sited on this level, along with another generous bathroom.

### *The Great Outdoors*

Manicured grounds of 1.37 acres unfold at the rear of the house, with lawned areas interspersed with areas to sit and read on a summer's day. Mature trees line the periphery and include oak, beech, lime and sweet chestnut.

Stone steps descend from the wisteria-clad rear of the house to beautiful grounds framed by clipped hedges of yew, box and beech. A pergola provides a sheltered spot to sit and read beneath on a warm day.



## *Davenham Old Rectory*

DAVENHAM, CHESHIRE

SOLD



A large garage lies within the grounds, behind secondary electric gating.

### *Out and About*

Located in the heart of Davenham, the house is a short stroll from everyday amenities, including a post office and local shops, as well as the Bull's Head and Oddfellow Arms (both of which are Grade II-listed). There are also cafés that serve freshly baked cakes and coffees.

Northwich is a short drive north and has a wider range of supermarkets as well as the Northwich Artisan Market, which happens on the second Sunday of every month. Nearby Knutsford, around five miles away, also has several shops and is home to the National Trust's Tatton Park.

Chester is a 35-minute drive west of the house and has a range of wonderful dining spots, including Arkle and Covino, as well as its characterful Roman walls walk. Storyhouse is a brilliant cultural hub in the city and has an independent cinema and theatre. Chester is also the setting for Grosvenor Park, which in the summer is the home to an open-air theatre and Moonlight Flicks, an outdoor cinema that shows old-school classics and family favourites. Chester Zoo sits on the periphery of the city.

Manchester can be reached in around 45 minutes by car and is known for its cultural and culinary destinations.

Manchester Art Gallery and The Whitworth are excellent ways to while away an afternoon. Restaurants Higher Ground and The Sparrows have Bib Gourmand ratings while Skof has a Michelin star. Dining hotspots even closer to the house include Next Door in Frodsham, La Popote in Marton and ORME in Urmston.

There are plenty of delightful villages and small towns nearby to explore, along with beautiful green spaces and historic homes like Dunham Massey. The Peak District National Park, with its exceptional walking trails, elegant spa towns, and famous villages, is around 45 minutes' drive away. For more dramatic landscapes, consider venturing to Snowdonia National Park or the Lake District, reachable in approximately two and a half hours.

## *Davenham Old Rectory*

DAVENHAM, CHESHIRE

SOLD



Nearby schools include the state-run County High School in Leftwich and Sir John Deane's Sixth Form College. The Grange School (junior and senior), Cransley School, and King's and Queens' boys' and girls' schools in Chester are all privately run.

The house is exceptionally well-connected. Greenbank train station runs services to Chester and Manchester Piccadilly in just over half an hour and just over an hour respectively; services from here connect to Liverpool and London. Hartford station is also around 10 minutes' drive away and runs direct services to Liverpool Lime Street and Birmingham New Street. Manchester and Liverpool Airports are both approximately 30 minutes' drive away, while Junctions 18 and 19 of the M6 are seven miles from the house.

Council Tax Band: H

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.