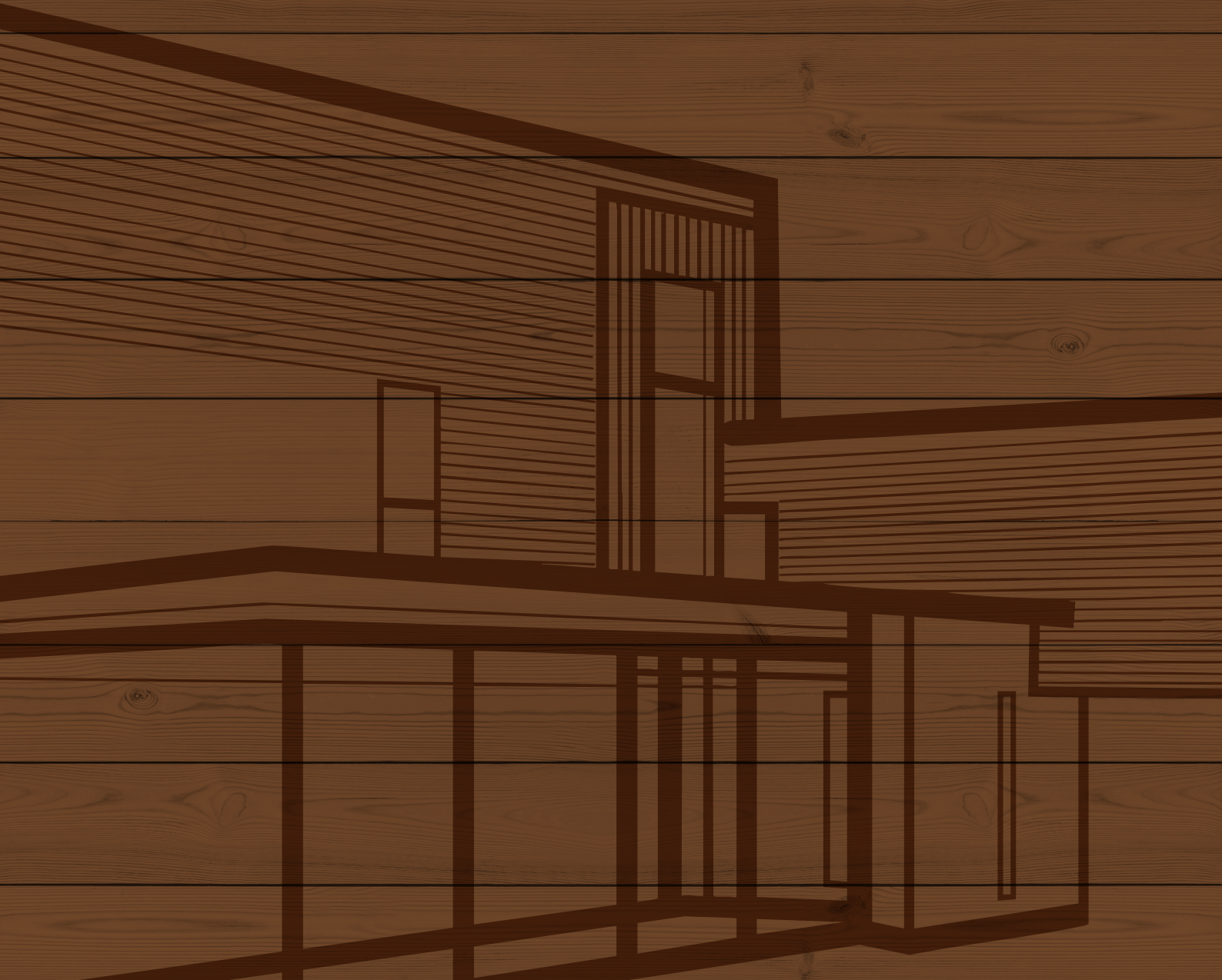


NEWHALL RISE

GULDEN SUTTON



RETRO-MODERN RURAL OASIS

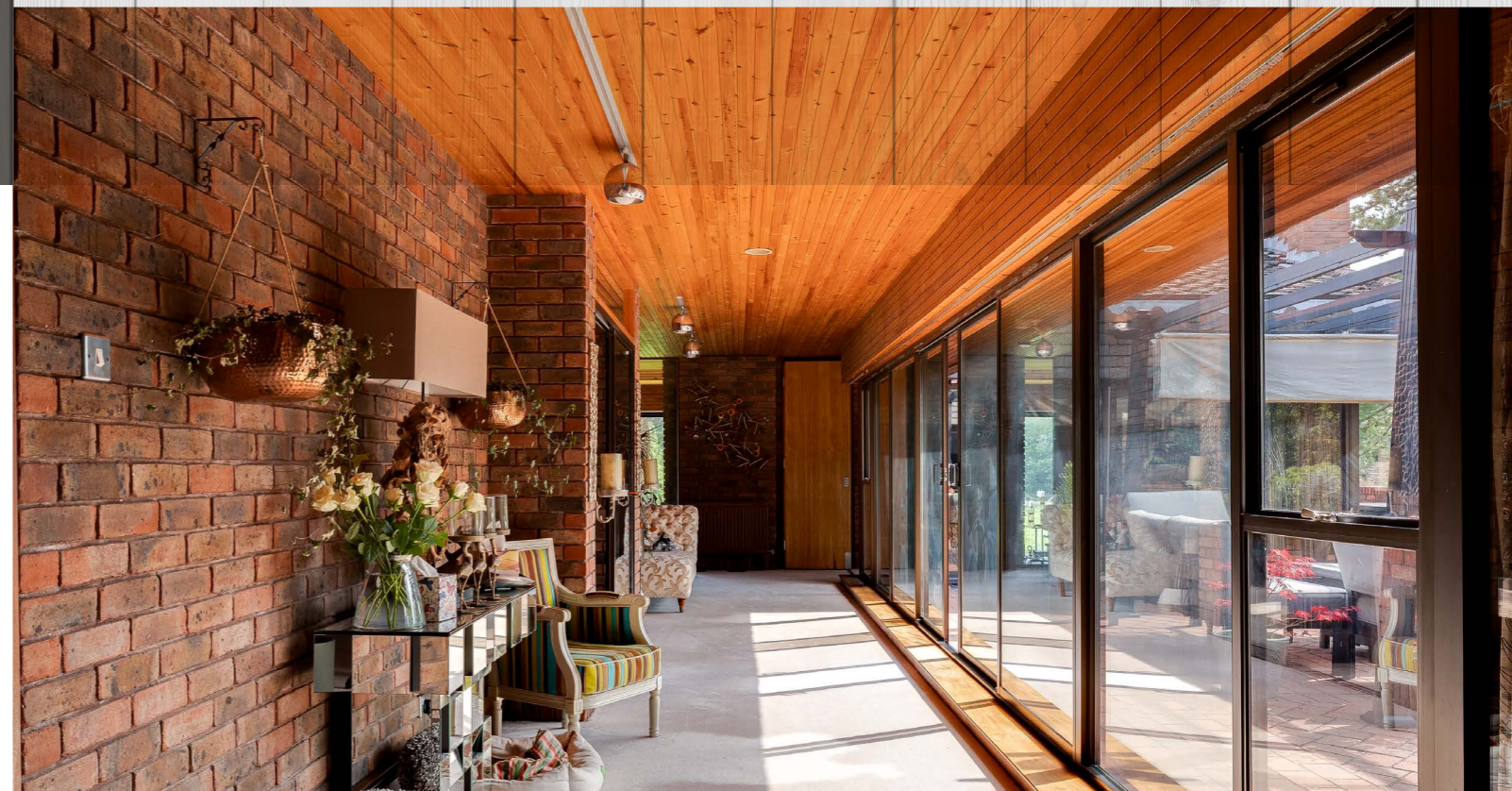
Unique. Visionary. Inimitable. In a world of lookalike builds, Newhall Rise in Guilden Sutton stands boldly apart: a retro-cool, one-off creation from the 1980s, with pool room, games room and space in abundance. Ready for its next chapter of restoration and reimagining to shape its next era – whether by honouring its original character or fusing it with a contemporary vision – Newhall Rise awaits. Screened by mature trees and set amidst just under three acres of wraparound gardens with fields and countryside flowing out to the horizon beyond, Newhall Rise exists in its own rural bubble of quiet calm. Beyond the electric gated entrance, pull up along the sweeping driveway and into serenity, with plenty of parking for ten or more cars available to the front of the double length garage, with electric door. Beyond, double gates lead to the established gardens at the rear, where mature trees mark the shifting of the seasons.





Wrapping around courtyards and framing garden views through vast picture windows, Newhall Rise feels decades ahead of its time. Step inside into the warm welcome of the expansive entrance hallway, with its exposed red brick walls, large windows and high timber-clad ceiling

LIGHT
-FILLED
LIVING





VIEWS ABOUND

Currently enjoyed as a cosy snug, on the top left, step into a versatile 'occasion' room, which could equally serve as an elegant formal dining room, and where windows to three sides draw in the light, framing views of the gardens. In the warmer months, French doors open onto the large central courtyard terrace, also accessible from the capacious sitting room at the far end of the entrance hallway, creating a seamless party flow where guests can mingle and drift between indoors and out.



Steps lead down from the sitting room into the sunny garden room, where walls of glass frame the greenery beyond. Cantilevered over the lawn, this room blurs the boundaries between indoor living and outdoors, with a sense of being immersed within the nature that surrounds. Sink into the sofa and watch the seasons change from a front-row seat. Honeyed tones from the timber ceiling above add a mountain-lodge cosiness, whilst the open fire, embraced within the exposed red brick surround, makes this a room as much designed for winter mornings as it is summer evenings.





CONNECTED LIVING

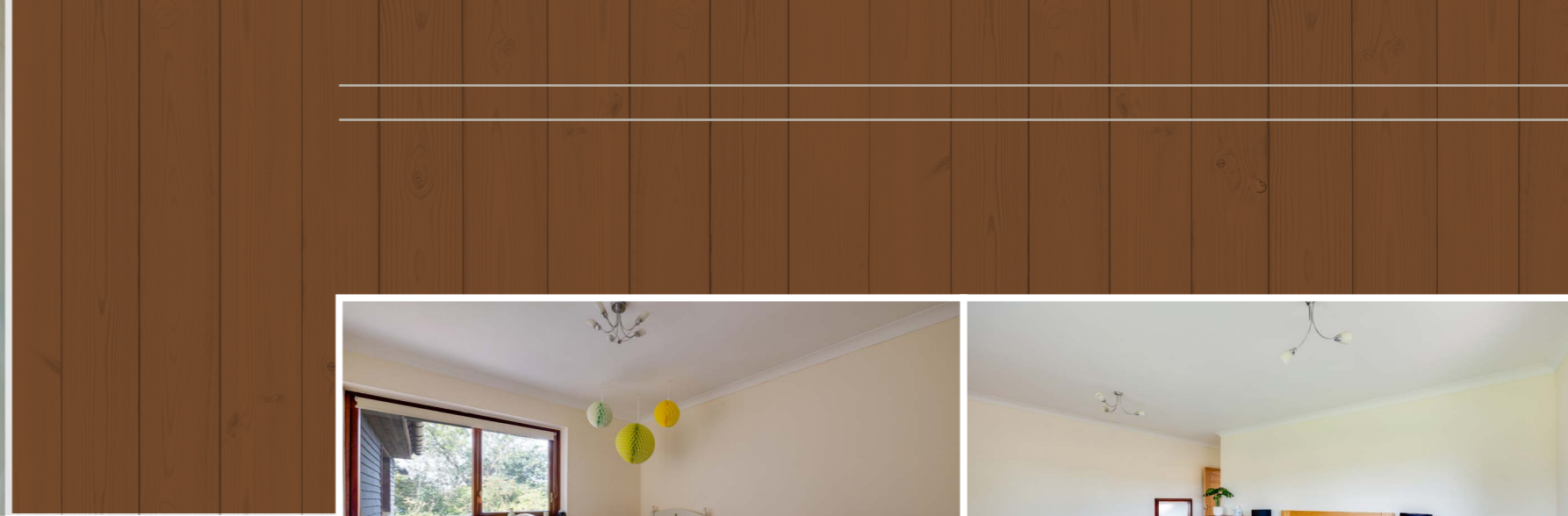
Returning through the sitting room, opposite, step through into the kitchen-breakfast room. Nestled beneath the same rich timber ceiling that threads throughout the home, the kitchen and dining room form a sociable heart, ideal for everyday living and entertaining. Wide windows and French doors open directly onto the garden in the dining area, perfect for breakfasts al fresco in summertime. Blending characterful design with practicality, original dark wood cabinetry is offset by sleek stainless-steel accents, with appliances including an oven, hob, extractor, fridge-freezer, microwave and a sink set beneath a window looking out over the garden, ideal for keeping an eye on the children while preparing dinner. A gentle curve in the wall, shaped by the spiral staircase in the entrance hall, lends a smooth architectural wow-factor to the room, while plenty of preparation space can be found on the worktops. The open connection between the cooking and dining spaces is ahead of its time, keeping conversation, and the drinks, flowing.





Tucked off the kitchen, the utility room offers plenty of additional storage, alongside plumbing for a washing machine and dryer, with access through a glazed door to the terrace at the rear. Reconnect with the main entrance hallway from the kitchen, turning right along an inner hallway to freshen up in the shower room, on the right. Reconnect with the main entrance hallway from the kitchen, turning right along an inner hallway to freshen up in the shower room, on the left. Across from the shower room, plenty of flexibility can be found opposite in the large gym, part of an extension added around 1995, where stairs lead to a first-floor playroom, brimming in light from large windows all around.





VERSATILE LIVING

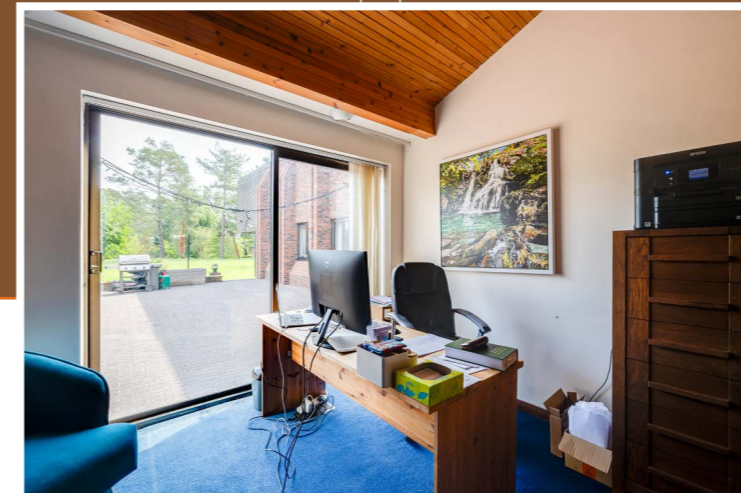
Along an inner hallway, discover a double bedroom and large family bathroom, furnished with bath, separate shower, wash basin, bidet and WC. At the end of this hallway a potential principal bedroom awaits, framing far reaching views over the vast garden and large pond with feature bridge. A door opens to a balcony; a space ripe for renewal and renovation for morning coffee and evening sunsets.





PEACEFUL BEDROOM WING

Returning down to the ground floor, turning left, a doorway leads through to the bedroom wing, framed in glass to borrow light from every angle. Remarkably prescient in its design, in the inner hallway, overhead, angled skylights within the timber ceiling flood the space with daylight, while internal glazing carries the glow deep into the hallway, guiding the way along to the bedrooms beyond. On the right, bedroom five currently serves as a quiet home office, whilst across the hallway, bedroom four is a bountiful space, cosily carpeted underfoot and with access out to the side courtyard through sliding, glazed doors.





INDOOR-OUT LIVING

Along the hallway, turning left lies a large double bedroom, brimming with light and served by a spacious en suite furnished with a large bath, separate shower and vanity unit wash basin and WC; perfect for guests and even older teenagers. Opposite, with sliding doors out to the rear terrace, bedroom three serves as a second office, offering plenty of storage space and verdant views over the courtyard to the garden beyond with its mature trees.



At the end of the hallway, the principal bathroom is awash with light, featuring a sunken, centrally filling bathtub, with mirrored splashback amplifying the sense of light and space. Served by a separate shower, large vanity unit with wash basin, alongside a bidet and WC, this timber, beam bedecked bathroom is a spacious oasis. With far reaching views out over the gardens from large windows, the principal bedroom is a private sanctuary. Sliding doors open to the broad patio terrace, perfect for taking morning cups of tea and al fresco sundowners. Spacious, serene and truly tucked away, the principal bedroom is a hidden haven.



POOL ROOM POTENTIAL

From the entrance hall, the spiral staircase curves down to a leisure level of jaw-dropping scale. Designed by the original architect with an ingenious hydraulic press to transform the swimming pool into a dance floor, this was once the ultimate party space. Today, the sunken pool remains in place, alongside the jacuzzi, shower and sauna, all ready for refurbishment to bring them back into use. Vast floor-to-ceiling windows frame the views beyond, flooding the room with light, while doors open directly onto the courtyard. Whether restored to its former 1980s glamour or reimagined for a new era of entertaining, it's a space brimming with possibility: from a luxury wellness retreat to a spectacular home cinema, art studio, or even an annexe.





ENVELOPED IN GREENERY

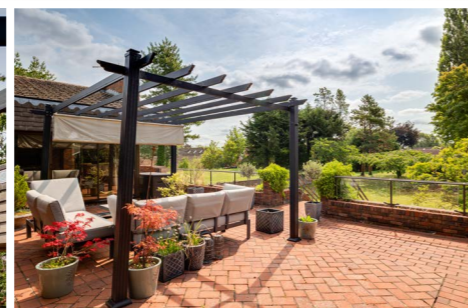
Set within 2.97 acres, the gardens are made for outdoor living. Lawn stretches out beyond the patios, spread out beneath mature trees, perfect for picnics in the shelter and shade. Wide terraces to the front, rear and side catch the light for leisurely barbecues and evening entertaining, flowing freely from the rooms within. Outside the lower-ground pool room, a brick-paved courtyard opens up; perfect for drinks on deckchairs. A haven for nature, the large pond sits beneath a wooden bridge, dragonflies skimming the surface in summer. There is even potential for the large lawn to be sectioned for a pony or kept open for wildflowers and orchard planting, with ample room for kitchen herb and vegetable beds or future outbuildings (subject to permissions). A substantial brick garage and a timber shelter are on hand for tools, tack, or firewood.

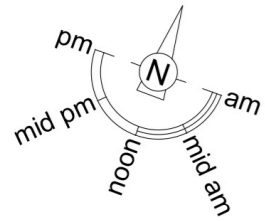




OUT & ABOUT

Step out and about into Guilden Sutton which has all the hallmarks of a thriving village and discover more about this historic setting. Call in for a thirst quencher at The Bird in Hand pub, a much-loved spot ideal for Sunday lunches, while Meadow Lea Farm Café, open seven days a week, serves up everything from homemade cakes and breakfasts to seasonal produce, just a short stroll away. Well-served for everyday essentials, with a Post Office, hairdresser, dentist and even an IT shop close by, the local primary school currently holds an 'Outstanding' Ofsted rating. For walkers and cyclists, the Greenway runs through the village, linking to Chester in one direction and North Wales in the other. Commuters can travel with convenience, with easy access to the nearby motorway network, and Chester railway station for direct services to London and beyond. This is a home of infinite possibility with great scope to remould and reimagine for modern living; a home ahead of its time, where light, landscaped living and leisure combine, Newhall Rise awaits.

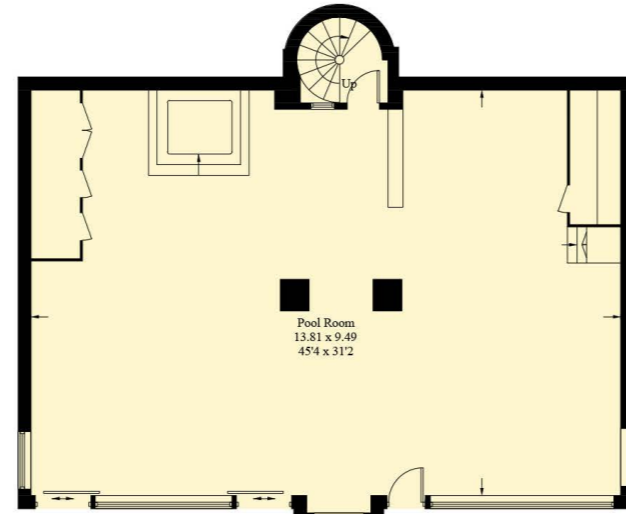




Approximate Gross Internal Area = 634.3 sq m / 6828 sq ft
 Garage = 56.5 sq m / 608 sq ft
 Total = 690.8 sq m / 7436 sq ft



Ground Floor

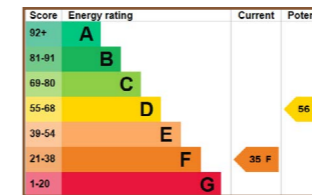


Lower Ground Floor



First Floor

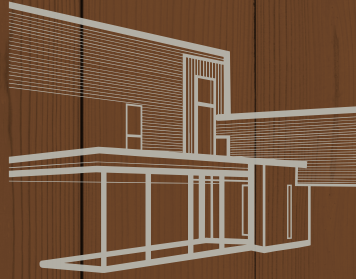
(Not Shown In Actual Location / Orientation)



** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering **

FINER DETAILS

- Built in 1980 by Architect
- Freehold
- 3 Acre plot
- Private gated driveway
- Detached garage



NEWHALL RISE

GUILDEN SUTTON

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