



Superb Extended Three Bedroom Semi Detached

Impressive Sunroom & Outdoor Utility

Refitted Breakfast Kitchen & Large Bathroom

Spacious Lounge & Sitting Room/Snug

Ample Parking, Garage & Mature Private Garden

Beautiful Location & Stunning Rural Views

**2 Barhill Drive, Tushingham, Cheshire
SY13 4QU**

Offers in the Region Of £320,000



Tucked away along a peaceful country lane in the delightful rural hamlet of Tushingham, just on the outskirts of Whitchurch and offering excellent commuter links to Chester, this beautifully presented and deceptively spacious 3 bed semi-detached home is a real hidden gem!

From the front, you're greeted with far-reaching countryside views that stretch across open fields and frame the picturesque St Chad's Church - a daily dose of tranquillity you'll never tire of. The property offers ample parking, a single garage, and a well-stocked, private rear garden that's made for both green-fingered pottering and relaxed entertaining. There's a covered seating area complete with wood burner for those cooler evenings, and a substantial workshop with power and lighting - ideal for hobbies, creative projects or even a home office. Inside, the charm continues.

An entrance hall leads to a spacious lounge, a cosy snug/sitting room with log burner, and a large, light-filled double-glazed sunroom that brings the outdoors in. There's also a handy study, perfect for remote working, and a refitted breakfast kitchen. Upstairs, you'll find 3 well-proportioned bedrooms, along with a large family bath/shower room.

This property offers a perfect blend of character, comfort and countryside living. Whether you're looking to escape to the country, need room to grow, or simply want a home with soul, this charming Tushingham retreat might just be the one.

Location

The house is positioned off the A41 on the Cheshire/Shropshire/Wales border, in a fantastic location with excellent commuter links and only a short distance from beautiful canal walks and the stunning sandstone trail. It is within the catchment area of Tushingham primary school and the highly acclaimed Bishop Heber high school.

Services

Mains water and electricity. Shared septic tank with 5 other houses.

Central Heating

Oil fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

Cheshire West and Chester Council – tax band B.

Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



Entrance Hallway

Accessed through a double glazed door having original quarry tiled flooring with a radiator and stairs off to the first floor landing. Door to lounge, opening into a cloaks area and leading to:

Guest WC/Shower Room 4' 4" x 4' 10" (1.31m x 1.48m)

Having ceramic tiled flooring, ceramic tiled walls, wall mounted electric shower, low level WC, pedestal wash hand basin, radiator and double glazed window to the front elevation.

Lounge 13' 8" x 14' 1" into recess (4.16m x 4.30m into recess)

A spacious lounge with beautiful rural views to the front elevation having the original Parquet wood flooring, marble fire surround with matching hearth housing an open fire grate, radiator, double glazed window to the front elevation and door to the sitting room.

Sitting Room 7' 10" x 11' 11" (2.40m x 3.63m)

Having fire surround with opening into chimney breast housing a cast iron multi fuel log burner on a quarry tiled hearth, built-in storage cupboard into chimney recess, radiator, glazed door to the breakfast kitchen, door to study and double glazed double doors to the sun room.

Study 7' 11" max x 5' 7" max (2.41m x 1.71m)

Having a double glazed window to the side elevation.

Sunroom 19' 0" max x 8' 2" (5.78m max x 2.48m)

An impressive third reception room having a wall mounted heater, glazed window and double glazed double doors leading out to the raised cut stone patio and beautiful private rear garden.

Breakfast Kitchen 13' 6" x 10' 3" (4.12m x 3.12m)

A refitted contemporary style kitchen comprising of wall mounted units with under & over cupboard lighting, worktop incorporating a one and a half bowl stainless steel sink drainer with contemporary style mixer tap, matching base units with integrated double oven/grill, integrated dishwasher, space for fridge freezer, four ring ceramic hob with glass and stainless steel extractor canopy over. Numerous downlights, splashback tiling, ceramic tiled flooring, radiator, double glazed door to the side elevation and double glazed window to the rear elevation.

First Floor Landing

Having access to the loft space, airing cupboard and double glazed window to the side elevation.

Bedroom One 13' 8" x 10' 2" (4.16m x 3.10m)

A good sized double bedroom having picture rail, recess with a built-in wardrobe, radiator and double glazed window to the front elevation which enjoys beautiful far reaching rural views.

Bedroom Two 8' 0" x 13' 4" (2.43m x 4.07m)

A second double bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Three 10' 6" x 9' 1" (3.20m x 2.76m)

A third good sized bedroom having a radiator and double glazed window to the front elevation again enjoying far reaching rural views.

Family Bath/Shower Room 7' 8" x 10' 3" (2.34m x 3.13m)

A significant family bath/shower room having a large corner spa bath with traditional style chrome mixer tap and shower attachment, ceramic tiled shower cubicle housing an electric shower, pedestal wash hand basin and low level WC. Ceramic tiled flooring, ceramic tiled walls, numerous downlights, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

The property sits on a good sized plot and is approached via a double five bar gate that leads to a driveway laid mainly to shale providing parking for several vehicles and continuing to the side leading to the single garage. Secure gated side access leads to the good sized, private, well stocked rear garden, side access door leads to the single garage which has power, lighting and a sectional garage door to the front elevation. To the rear of the garage there is an additional door that leads to the utility room.

Utility Room 5' 11" x 8' 0" (1.80m x 2.43m)

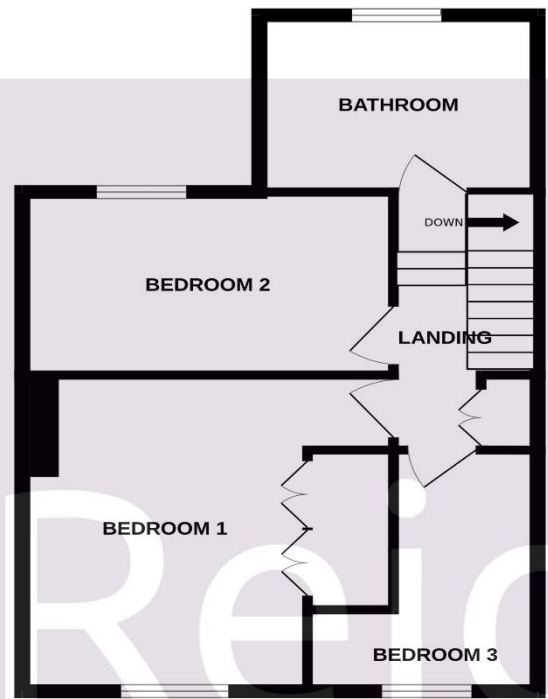
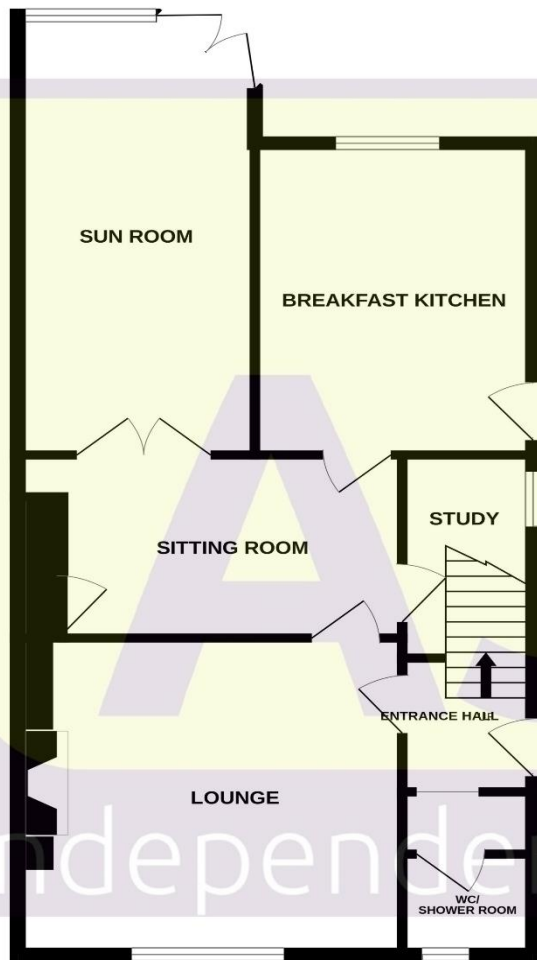
Having a worktop incorporating a stainless steel sink drainer unit, space and plumbing for appliances and window to the rear elevation.

Outside - Rear

The rear garden is beautifully maintained and private having a large, raised cut Indian stone terrace and is laid mainly to lawn. Mature trees and shrubs, large garden pond, garden shed, private covered seating area with wood burner ideal for colder evenings and glazed double doors to the work shop.

Workshop 9' 3" x 19' 7" (2.83m x 5.97m)

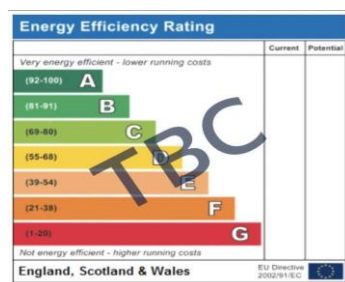
A substantial workshop, ideal for a variety of uses having work benches, power, lighting, three glazed windows to the front elevation, glazed Georgian style window to the side elevation and double doors to the front elevation.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From Whitchurch, follow A41 in a northerly direction, signposted for Chester. Drive through Grindley Brook and into Tushingham. Proceed down the A41, turn right after St. Chad's Church and then right again.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



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