



Eaton Smithy

EATON

Character and comfort

Standing proudly at the very heart of the inclusive and welcoming Cheshire village of Eaton, Eaton Smithy, formerly a bustling blacksmith's, is a home steeped in history and character. One of the oldest buildings in Eaton, this former smithy has been thoughtfully converted into a characterful home while preserving its iconic features including its robust Grade-II listed sandstone walls, the original Smithy sign, which still hangs above the original stable door, while the solid anvil once used to forge, bend and form the farrier's metal now rests in the front garden.

Centrally situated on the village green, Eaton Smithy is yet a peaceful retreat, nestled on a large plot, tucked away behind electric gates and cocooned in three distinct and lovingly landscaped areas of garden. Abundant parking can be found on the driveway and within the detached, L-shaped garage, which itself holds vast potential for conversion, subject to planning permission.

Step inside and sense the unique personality of Eaton Smithy resonating from within its listed walls. Converted by blacksmith David Salt when the forge fell quiet, Eaton Smithy retains its soul, with nods to its heritage at every turn. Within the old smithy, photographs capture moments from its working past.

“It’s in the heart of the village, but when you’re out in the garden with the gate closed, you feel as though you’re in the middle of nowhere.”



Light-filled living

Sunlight streams in through a large window in the kitchen, flooding the high ceiling which rises almost immediately upon entry, and which is lined in exposed beams. Large, terracotta tiles evoke the country setting of the home, with traditional white cabinetry to the sides. A double oven and hob are integrated within the cabinetry and worktops, with plumbing for a washing machine too.





Relax and unwind



Beyond, the kitchen opens up into the large, open plan living and dining room, where the ceiling height doubles, vaulting up overhead. Adorned with triangles of exposed treacle-toned beams, the heritage of the former smithy is undeniable, yet softened, by the carpeting stretching out underfoot.

Open plan yet zoned, situated between the kitchen and the light-filled lounge beyond, a dining table is perfectly positioned in front of a window looking out over the garden.

A slate hearth, currently housing an electric fire, offers the potential for a log burning stove, connected to a working chimney, ready to serve up warmth and glow on crisp winter mornings, while large windows provide peaceful views out over the gardens at the front and side, where the birdsong resonates in the trees. Step outside through a handy door which leads out into the courtyard garden, enclosed by mature hedging,



Restful spaces

Two double bedrooms offer rest and relaxation, tucked off an inner hallway, the first of which opens out to a sheltered seating area to the rear, ideal for morning coffee. The second of the bedrooms overlooks the front garden, offering ample storage in the fitted wardrobes.

Refresh and revive in the family bathroom, furnished with a bath and overhead shower, alongside a WC and vanity unit wash basin. Stairs also ascend from the lounge to another room, currently serving as a study where light streams in through a Velux window and plenty of storage can be found within the built-in wardrobes. The low roofline and storybook cottage ambience add to the charm of this room, which has often made the perfect sleepover den for visiting grandchildren of the current owners.



A home balanced by the space outdoors, the gardens at Eaton Smithy are thoughtfully designed, offering a blend of landscaped beauty across three distinct areas.

Paved walkways and seasonal planters create a low-maintenance manicured feel to the front, which draws the morning sun making it the perfect spot for a quiet coffee. To the side, a retained old stone trough - planted to bring colour throughout spring and summer reflects the care and dedication that has shaped these gardens over the years.

Lawn extends to the rear, behind the garage and carport, bordered by hedging that provides both privacy and shelter. Peaceful and secluded, this area is ideal for summer barbecues or simply unwinding in the evenings.

Beneath the home, history lingers in the form of a restored well, safely enclosed behind a wrought iron door. Officially opened by the mayor, the well is a historic feature, yet it is the Grade II listed sandstone walls, best viewed from the courtyard garden that are a real highlight, when bathed in light. Well maintained and filled with potential, the large L-shaped detached garage, along with the carport, offers additional versatility, with scope for future development (subject to planning).



Garden delights



Out and about

Nestled within a picturesque village with a strong sense of community, Eaton Smithy can be proud of residing within a place noted for retaining the title of 'Best Kept Village' for several years in a row. Despite having no shop (though the nearest shops are just a short drive away in Tarporley), the village thrives on its friendly, supportive atmosphere; Eaton is a place where people naturally pitch in for one another. The village hall is a hub of activity, hosting film nights, yoga and pilates classes, coffee mornings and mum-and-baby groups, making it easy to get involved and meet like-minded neighbours.

For families, Eaton Primary School is within the village itself, while Tarporley High School is just a short journey away. Independent schooling options are available in nearby Chester and Hartford.

For everyday essentials, shopping, and dining, Tarporley is just 1.5 miles away, offering a range of independent shops, cafés and amenities. Chester, Nantwich, and Northwich are also within easy reach, making Eaton an ideal location for those who want a peaceful village lifestyle with excellent connectivity to larger towns and cities.

Set at the heart of this close-knit village, Eaton Smithy is a home full of character and history. With its beautifully maintained gardens and central position on the village green, it offers a rare blend of privacy, community spirit and heritage. Whether as a forever home for those who appreciate the charms of Cheshire village life or a unique Airbnb opportunity, it's a home with warmth, character and endless potential.



Groceries?

Co-op in Tarporley or The Hollies Farm Shop in Little Budworth



A walk?

There are lots of local walks in and around Eaton and Tarporley



A bite to eat?

Terrarium in Tarporley or The Fishpool Inn in Delamere



A local pub?

The Fox and Barrel, Cotebrook



A day out with the family?

Delamere Forest, Chester, Manchester or Liverpool

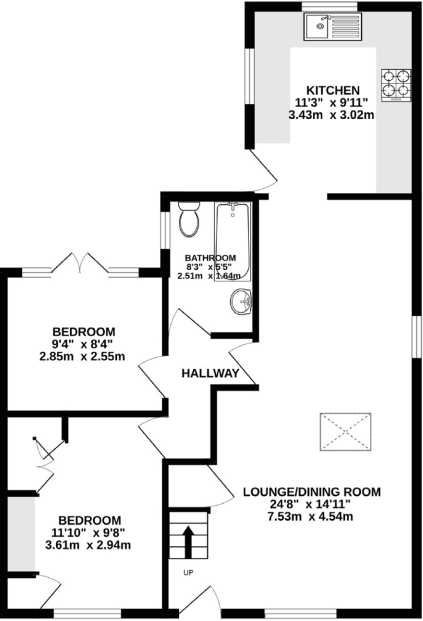


School?

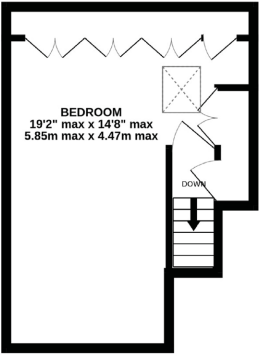
Eaton Primary School or Tarporley High School



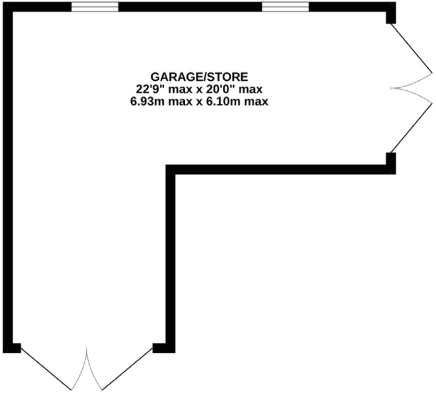
GROUND FLOOR
675 sq.ft. (63 sq.m.) approx.



FIRST FLOOR
265 sq.ft. (25 sq.m.) approx.



OUTBUILDINGS
321 sq.ft. (30 sq.m.) approx.



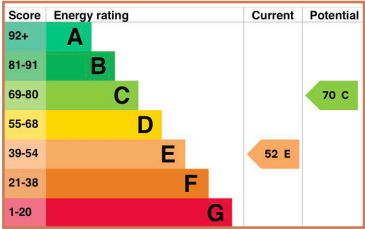
TOTAL FLOOR AREA: 1261 sq.ft. (117 sq.m.) approx.
EXCLUDING OUTBUILDINGS: 940 sq.ft. (87 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Grade II listed former Blacksmith's with original features
- 940 square feet of internal living space
- Charming interior with vaulted ceilings, exposed beams, and open-plan living spaces filled with character and natural light
- 3 bedrooms, 1 bathroom
- Three distinct gardens with manicured landscaping, mature hedging, and a historic restored well
- Located in a friendly, award-winning village with an active social scene and excellent local schools
- Close to Tarporley's shops and dining, with easy access to Chester, Nantwich, and Northwich

See Phil's
Video
Tour



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Eaton Smithy

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