



Oulton Lowe Green
Hickhurst Lane | Rushton | Tarporley | Cheshire | CW6 9AY

FINE & COUNTRY

OULTON LOWE GREEN

Welcome to Oulton Lowe Green, a stunning historic, Grade II listed timber framed, thatched cottage, situated just 4 miles outside of the bustling village of Tarporley and set in the most beautiful Cheshire countryside, on a 0.7 acre plot, with the option to purchase an additional 3.5 (appx) acres of land with excellent road frontage access.



KEY FEATURES

From the moment the current owners entered this charming cottage, which they believe to have been built in 1590, they fell in love with the whole ambience of their home, from the many exposed oak beams to the character fireplaces and the stunning location.

The property boasts three living rooms, three double bedrooms, a good-sized kitchen with the benefit of an adjoining utility room and there is also approved planning permission to extend the kitchen and add a fourth bedroom with en-suite, above it.

Entering this beautiful home from the driveway through the established garden, into the spacious hallway, which leads onto the kitchen on the left, which has been the heart of this home for the current family.

With its central island and modern units finished with a white quartz worktop, feature Belfast sink and space for a large range cooker, you fully appreciate the ambience of this room. The windows and full height glass door, provide ample daylight and wonderful views over the gardens.

The kitchen has the benefit of an adjoining and spacious utility room, which has modern units matching the main kitchen, a second sink and plumbing for a washing machine and ample space for a tumble dryer and large fridge. The kitchen and utility room have been finished with quarry tiled flooring, providing that extra bit of character.

The hallway brings you into the main living rooms, where the historic exposed beams and timber frame are on full display.

The first living room has a beautiful stone floor and is currently utilised as a very pleasant home office area, which leads onto the generous sized family room, with even more oak beams and feature fireplace hosting a very cosy wood burning stove. The windows provide panoramic views over the gardens and Cheshire countryside, whilst also flooding the room with daylight. The dining room has a magnificent, exposed beam running the whole length of the room and light floods in through three windows and French doors.

The family room and dining room have provided an ideal entertaining space for the current owners and their many friends and family.

At the end of the first living room there is a very charming WC and the bespoke elm wood staircase, leading to the first floor.













On the first floor, the large upstairs hallway also benefits from many exposed beams and timber frame features, which leads onto three magnificent bedrooms, two of which have splendid, vaulted ceilings, where you truly appreciated the historic significance and character of Oulton Lowe Green. Each bedroom enjoys gardens and countryside views with daylight flooding in through the two windows in each bedroom.

One of the bedrooms also has a mezzanine floor, with stairs fitted, which the current owners use as a cosy reading area, but it could also be used as an additional sleeping area.

The main family bathroom has been tastefully modernised with a floor standing feature bath, floor standing tap, with shower head, white WC & sink and fully tiled shower unit with chrome fitting throughout.













You enter the property through the double timber gated driveway, which leads to ample parking space, which has the added benefit of planning permission for a three bay, timber framed garage/carport. This is where you can fully appreciate the scale of the gardens, with its panoramic views, established trees and many seating areas to enjoy the scenery.

The driveway leads to a feature pathway, which sweeps through garden to an arched wrought iron gated archway, then onto the large rear patio areas, where there is ample seating space and a feature firepit to keep you cosy, whilst you enjoy watching the stars, comets and the International Space Station flying over.

The rear garden also has an established pond, which is inhabited with fish and many other types of wildlife which provides another additional tranquil area to relax in this rural paradise.

The front garden has a few charming features, including a natural well, with a matching stone circle, a stone patio area and a wonderful, thatched roof porch.

The current owners have an additional 3.5 acre paddock (approximate size), with excellent road frontage & access, which borders Oulton Lowe Green's boundary and is available by separate negotiation, should the new owners wish to purchase this.

Oulton Lowe Green is located in the charming hamlet of Rushton, which is just four miles from the bustling, sought after village of Tarporley, where you will find many independent shops, boutiques, pubs, restaurants, a church, primary school, high school, tennis club and hospital.

For a good choice of supermarkets, and leisure facilities, Winsford is only approximately five miles away.

The City of Chester has a more extensive range of facilities and many good schools too, including Kings, Queens, Abbey Gate and a number of highly graded state schools within the surrounding areas, and can be reached in 30 minutes. There is also a very highly regarded primary school in the picturesque village of Eaton, which is just over two miles away.











INFORMATION

Transport

Crewe and Chester railway stations provide direct routes to London Euston, and both the M6 & M56 motorways are only approximately 20 minutes away by car, for commuting to Manchester, Liverpool, or even travel to Birmingham in about 90 minutes.

Utilities: mains connected water, heating and electricity. Septic tank for sewerage. Oil powered boiler and central heating.

Broadband checker: standard broadband available, we advise you speak with your provider.

Mobile signal: 4G and 5G available in the area, we advise you to speak with your provider.

Special note: Grade II listed.

Flood risk: Flood in 2019 due to blocked land drain - the drain has now been completely replaced and a second contingency drain installed. There have been no issues since.

Planning permission: planning granted, full application can be viewed on Cheshire & Cheshire West under planning application number 22/01797/FUL and 20/00401/FUL



MEZZANINE

FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2326 sq ft, 216 m²
 LOW CEILINGS/OPEN TO BELOW: 131 sq ft, 13 m²
OVERALL TOTALS: 2457 sq ft, 229 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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We value the little things that make a home



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I'm a family man with more than 20 years experience within property development, so I've personally navigated the intricacies of buying, developing, staging, and successfully selling multiple properties across Cheshire, North Yorkshire, and Wirral. My passion for properties extends beyond mere transactions; it's a lifelong journey of transforming spaces into dreams and I take immense pride in providing exceptional customer service to my clients, whether they are selling their home, sourcing their next dream home, or looking for a second home in the UK or overseas.

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