



The Old Parlour 4 Tawny Barns Church Lane Huxley Tarporley

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Tawny Barns is a very high end development of former farm buildings which have been sympathetically converted and partly rebuilt to create four stunning individual three/four and five bedroom properties conveniently situated between the highly sought after villages of Tarporley and Tattenhall (both within 3.5 miles).

SUMMARY ACCOMMODATION AND FEATURES

- Reception Hall, Stunning Open Plan Living/Dining Room 8.3m x 5.3m with (12') vaulted ceiling, 'L' Shaped Kitchen Dining Family Room with doors to garden, Utility Room, Cloakroom.
- Spacious First Floor Landing, 3 Bedrooms, 2 Bath/Shower Rooms.
- Attractive large corner plot including open fronted Garage and parking for numerous cars, views to the Peckforton/Bickerton Hills.
- Underfloor heating throughout.
- Architects Certificate Warranty.

Location

Tawny Barns are situated at Huxley a rural hamlet which is equal distance from the thriving villages of Tarporley and Tattenhall both of which offer comprehensive facilities for everyday purposes as well as Doctors Surgeries and Chemists. State Primary Education is available in both these villages as well as at Huxley with Secondary Education at Tarporley, Christleton and Malpas subject to catchment. Private education is also available locally at Abbey Gate College, Saughton and in Chester at the Kings School or Queens School or alternatively at The Grange in Hartford.

Tawny Barns sits beneath Beeston Castle and The Bickerton/Peckforton Hills. Delightful walks can be enjoyed within these rural areas along the Sandstone Trail as well as the tow path of the Shropshire Union Canal. Equestrian facilities are available within the area as well as a number of sports clubs which include Rugby, Football, Hockey, Cricket and a number of golf courses.

Accommodation

The front door opens to the **Reception Hall**, this is finished with a heated tiled floor which continues seamlessly into the cloakroom as well as into the inner hallway. Off the Reception Hall there is a stunning open plan **Living/Dining Room 8.3m x 5.3m** features include a 3.7m high vaulted ceiling (12') revealing an exposed king post roof truss, exposed engineered oak flooring runs throughout. Windows to the front elevation overlook the gardens and a large 2.8m x 2.0m window incorporating glazed double doors opens to a walled courtyard garden at the rear.



The Inner Hallway has an oak and glass detailed staircase rising to the first floor and glazed double doors opening to a large 'L' shaped **Kitchen Dining Family Room 7.5m x 7.3m**. The Kitchen is extensively fitted with cupboards including a pantry cupboard and complimented with quartz work surfaces and matching centre island which creates a four person breakfast bar. High end Neff/Bosch appliances include an induction hob, fan assisted oven, microwave combi oven, fridge freezer, dishwasher and wine chiller. The Dining/Family area can comfortably accommodate a large dining table along with space for easy chairs, a sofa and coffee table. Glazed panelled double doors open onto the patio and gardens creating attractive alfresco entertaining area with views beyond over the fields and the Peckforton/Bickerton Hills in the distance.

Adjacent to the kitchen, accessed off the inner hallway there is a Utility Room fitted with additional cupboards, sink unit set beneath a quartz work surface, space for a washing machine and tumble dryer. To the first floor there is a spacious **Landing 3.7m x 2.5m** (dimensions include stairwell) this gives access to the Master Bedroom with Ensuite, Two Further Bedrooms and a well appointed Family Bathroom.

Bedroom One 5.7m x 3.5m includes a well appointed **Ensuite Shower Room** and has glazed double doors opening to a Juliette balcony offering attractive views towards the Peckforton and Bickerton Hills. **Bedroom Two 3.8m x 2.9m** is a further generous double bedroom offering views again to the Peckforton and Bickerton Hills. **Bedroom Three 3.5m x 2.0m** is situated opposite the well appointed **Family Bathroom** this is fitted with a double ended bath, wet room style shower facility, wall mounted wash hand basin, low level WC, heated towel rail and heated tiled floor.

Externally

The property is approached via an attractive Cherry Tree lined driveway this leads to a set of double gates which open to a substantial private gravelled parking/turning area for The Old Parlour and also gives access to a large open fronted **Garage 5.0m x 3.9m**. A pathway from the drive leads to the front door edged with lawn to either side creating a particularly attractive approach. The property benefits from being on a large corner plot and therefore is substantial as well as offering far reaching views to the Bickerton and Peckforton Hills it includes an Indian stone paved patio creating an attractive alfresco entertaining area which can be directly accessed from the kitchen dining family room. To the rear of the property there is a secluded and walled courtyard garden.

Services

Mains water, electricity, shared private drainage system for the development compliant to 2020 Regulations. Freehold.

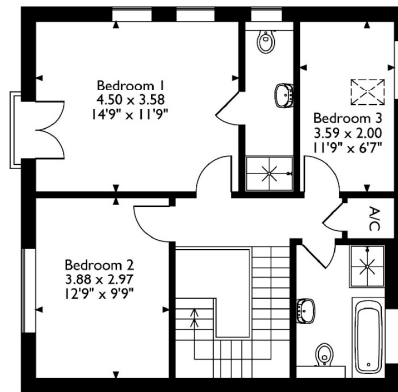
Service Charge

Directions

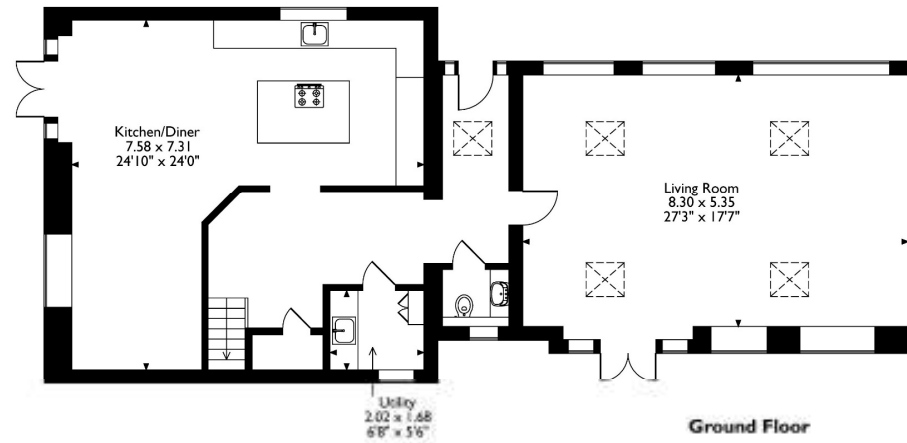
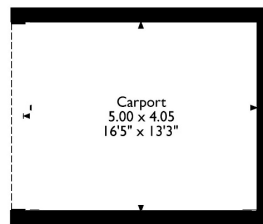
What3words : liberated.reputable.colder

From Tarporley proceed down the High Street turning right immediately after the Petrol Station into Birch Heath Road, follow this road for 1.5 miles to the 'T' junction turn right for Huxley and after a further 1.35 miles Tawny Barns will be found on the left hand side.



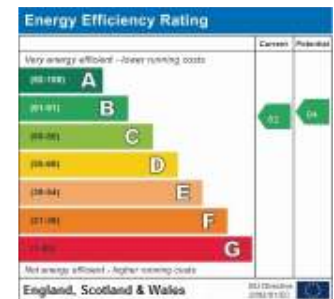


First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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