



CHESHIRE  
LAMONT

Tiverton, Nr. Tarporley

# Daisy Cottage, Huxley Lane, Tiverton, CW6 9NB

A deceptively spacious four bedroom family property presented to a particularly high specification benefitting from outstanding views towards Beeston Castle conveniently situated within a short drive of both Tarporley and Bunbury Villages.

- Entrance Hall, Sitting Room, Versatile Dining/Second Sitting Room, 7.52m Breakfast Dining/Family Room, Utility and Cloakroom. (Planning permission granted for Garden Room Extension).
- Attractive light and airy landing giving access to 4 Double Bedrooms all with fitted Wardrobes, 3 Bath/Shower Rooms.
- Attractive landscaped gardens overlooking open countryside with Beeston Castle beyond.

## Location

Daisy Cottage is just 2 miles from Tarporley a delightful rural location enjoying spectacular views of the surrounding countryside. Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre and highly regarded primary and secondary schools. A regular bus service is available from the village to Chester City centre and Crewe via Nantwich. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles. The City of Chester, just 10 miles away, is a large retail and commercial centre and it is only 15 miles from Crewe with a regular rail service to London Euston. Tarporley 2 miles; Bunbury 2.8 miles; Tattenhall 6.4 miles; Chester 10 miles.

## Accommodation

A solid timber front door opens to the entrance hall with a useful cloaks cupboard and a well-appointed **Cloakroom** off with low level WC and wash hand basin. An oak floor continues into the spacious and versatile **7.52m x 4.08m Kitchen Breakfast/Dining Room** which offers magnificent views towards Beeston Castle, the kitchen is fitted with pre-painted shaker style wall and floor cupboards complimented by granite work surfaces which run to a Belfast ceramic style sink unit along with matching centre island also finished in granite which extends beyond the island to create a breakfast bar. The integrated appliances include a Stoves Range cooker with 5 ring induction hob. Integrated dishwasher. Space for a free standing fridge freezer. Full length glazed double doors open onto an extensive India stone paved **Sitting/Entertaining area**.



Off the Kitchen there is a **Utility Room 3.3xm x 1.43m** providing additional wall and floor cupboards along with work surfaces incorporating a stainless steel sink unit with drainer, plumbing for washing machines and space for tumble drying.

From the Kitchen steps lead down to the **Inner Hall** which is also finished with an Oak floor and gives access to a versatile **Formal Dining Room/ Second Sitting Room 3.88m x 2.36m** and well-proportioned **Living Room 5.78m x 4.31m**. It has a number of features including 8' ceiling heights, a large Inglenook style fireplace with beamed mantel and incorporating Charnwood log burning stove. Attractive views can be appreciated from windows to either side of the chimney breast across the garden and countryside beyond to the Castles at Beeston and Peckforton.

An Oak detailed staircase rises to the first floor, spacious light and airy landing which in turn gives access to four double bedrooms all of which benefit from fitted wardrobes and three bath/shower rooms. The **Master Bedroom 5.69m x 4.36m** offers superb elevated views towards Beeston and Peckforton and has a generous En-Suite Shower Room including a quadrant shower enclosure, low level WC, pedestal wash hand basin and heated towel rail. **Bedroom Two 5.78m x 4.35m** also offers superb elevated views towards Beeston and Peckforton and has a well-appointed 'Jack and Jill' Shower Room which it shares with **Bedroom Three 4.58m x 3.33m**. **Bedroom Four 3.46m x 3.03m** is conveniently situated adjacent to the main **Family Bathroom 3.43m x 2.38m** which is fitted to a high specification and includes a free standing oval shaped bath, wash hand basin set on a free standing plinth, low level WC, tiled floor and part tiled walls.

### Exterior

The property is accessed over a double car width driveway with granite/sandstone sets which provide convenient and ample parking for everyday purposes leading to an **Integral Garage 5.73m x 3.39m**. A brick retaining wall incorporating steps leads into a lawned front garden with stocked borders, access can be taken along the side of the property the attractive landscaped rear garden which includes and extensive India stone paved Sitting/Entertaining area, brick built Barbecue, views towards Beeston and Peckforton can be fully appreciated from the rear garden. A low level retaining wall incorporating steps leads up to a sheltered lawned area with a pagoda.

### Services/Tenure

Mains Water, Electricity, Oil fired central heating, mains drainage . Car charging port. Tenure – Freehold.

### Viewing

Via Cheshire Lamont Tarporley Office on 01829 730700.

### Directions

Proceed down Tarporley High Street in a Southerly direction past the petrol station to the traffic lights, turning left onto the Tarporley by-pass. At the Red Fox traffic lights turn right onto the A49 signposted Whitchurch continuing for approximately ¾ mile taking the first right turn into Tiverton Village. Proceed through the village, past the green on the left hand side and the property can be found after a few hundred yards on the left hand side.





Approximate Gross Internal Area  
196 Sq M/2110 Sq Ft



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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