



CHESHIRE
LAMONT

Huxley, Nr. Chester

Laurel Bank, Church Lane, Huxley, Nr Chester, CH3 9BH

Enjoying attractive rural views towards the Peckforton and Bickerton Hills this detached four bedroom family home is conveniently situated between the villages of Tarporley and Tattenhall offering scope for personalisation and further extension whilst set within a large garden plot with adjacent pony paddock.

- Reception Hall, Living Room, Dining Room, Sitting Room, Kitchen Breakfast Room, Cloakroom, Rear Porch.
- Four Bedrooms, Bathroom.
- Attractive well stocked gardens, attached small pony paddock, Double Garage, Former brick built Stable which could potentially be converted to create a home office (subject to relevant consent).

Location

The property is situated in the small rural hamlet of Huxley which has a primary school and a recently refurbished pub/restaurant – The Inn at Huxley, the property is within 3 miles of Tattenhall and 3.5 miles from the popular village of Tarporley, Chester 8 miles. Both Tattenhall and Tarporley are picturesque villages with bustling High Streets that offer a comprehensive range of facilities for every day purposes including pubs, cafes and restaurants. Huxley 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. Nearby links to the M53, M56, M6, A556, and A500, allowing the commuter access to a number of commercial destinations including Chester, Wrexham, Warrington, Liverpool, Manchester and Crewe.

Accommodation

An enclosed **Entrance Porch** finished with a tiled floor leads to a timber front door opening to a central **Reception Hall** with staircase rising to the first floor and Cloak/Storage Cupboard beneath. The Reception Hall gives access to all three principal reception rooms. The **Sitting Room 3.9m x 3.3m** provides attractive views over the garden, has an attractive brickette detailed fireplace and original herringbone pattern woodblock floor. The versatile **Dining Room 3.9m x 3.3m** overlooks the front garden. The **Living Room 5.7m x 3.6m** has a large picture window 2.1m x 2.0m incorporating a glazed door overlooking and opening onto the gardens. The Living Room gives access to the **Kitchen Breakfast Room 4.4m x 3.3m** this also overlooks the garden with views to the Bickerton and Peckforton Hills beyond.



The Kitchen is fitted with wall and floor cupboards, a work surface incorporating one and half bowl stainless steel sink unit and drainer. There is a free standing cooker included in the sale and space beneath the work surface for a washing machine and free standing fridge. Steps lead down to a rear/side entrance porch with **Cloakroom** off fitted with a low level WC and wash hand basin.

To the first floor there are four bedrooms and a bathroom. **Bedroom One 3.9m x 3.3m** offers attractive views over the garden and countryside beyond with the Bickerton and Peckforton Hills in the distances as does **Bedroom Two 3.4m x 3.3m** which benefits from built in wardrobes and a wash hand basin. **Bedroom Three 3.9m x 3.3m** overlooks the front garden. **Bedroom Four 3.2m x 2.5m** offers similar views to bedrooms one and two. The **Bathroom** is fitted with a panelled bath, pedestal wash hand basin and low level WC.

Externally

A gravelled driveway runs from the front of the property down to the rear where there is a **Detached Garage 4.9m x 4.9m**. The attractive cottage style gardens are principally laid to lawn and include a number of mature well stocked borders along with a large Magnolia and Monkey Puzzle tree. The gardens wrap around to the side of the property leading to the rear, these enjoy a southerly aspect and include a brick built **Outhouse 5.5m x 3.0m** formerly a stable/workshop which benefits from electric light and power points and could potentially be converted to a home office subject to consent from the relevant authorities.

Attractive views can be enjoyed over the surrounding countryside to the Peckforton and Bickerton hills. Beyond the formal gardens there is a small paddock which could be suitable for a pony and is subject to a development clause from the previous owner.

Services/Tenure

Mains water, electricity, septic tank drainage and oil fired central heating. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

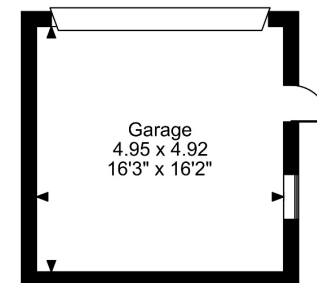
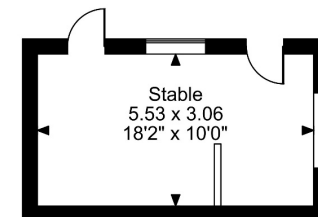
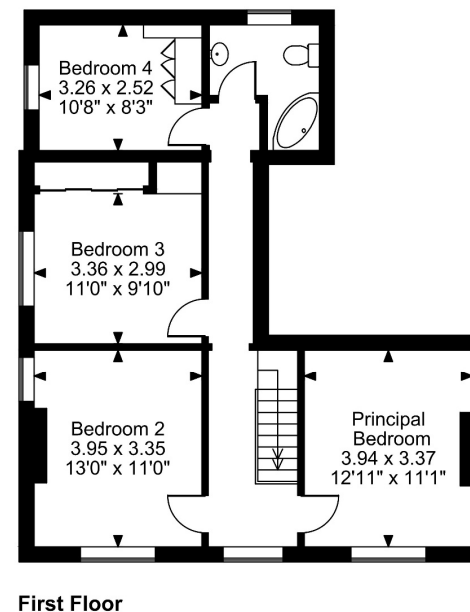
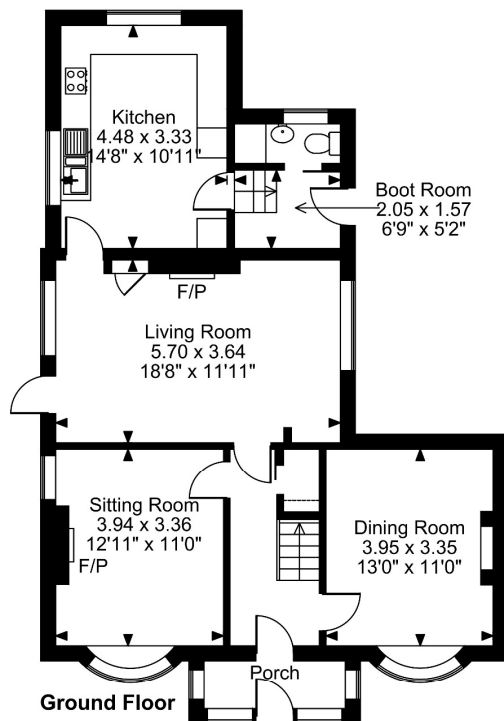
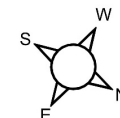
What3words : animals.pats.marginal

From Tarporley High Street proceed down the High Street passing the petrol filling station on the left hand side turning right immediately after into Birch Heath Lane, follow Birch Heath Lane for 1.25 miles to the 'T' junction turning right onto Huxley Lane. Follow this road for a further 2 miles into the village of Huxley passing the Primary School on the right hand side and immediately prior to the left hand turning the property will be observed on the left hand side opposite Elm Tree Cottages.



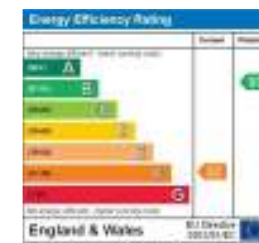


Main House internal area 1,582 sq ft (147 sq m)
Garage internal area 262 sq ft (24 sq m)
Outbuilding internal area 182 sq ft (17 sq m)
Total internal area 2,026 sq ft (188 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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