



Haughton, Nr Tarporley

CHESHIRE  
LAMONT



# 1 Oak Farm, Haughton, Nr. Tarporley, CW6 9RN

Oak Farm is a Grade II listed former farm house which was originally divided and renovated in 1996 to create two spacious family homes. Number 1 has subsequently been re-fitted to a particularly high specification and benefits from the attractive original front façade and provides well-proportioned living accommodation along with four Bedrooms and two Bathrooms and set in spacious south facing gardens.

- Reception Hall, Living Room with log burner, Dining Room, Kitchen Breakfast Room, Boot Room (formerly used as a Study) Utility, Cloakroom.
- Four bedrooms, Two Bathrooms.
- Attractive well-proportioned gardens, large Double Garage.

## Location

Oak Farm is situated in Haughton, a rural hamlet surrounded by delightful countryside, yet within 5 minutes' drive of Bunbury, which is a thriving village offering good facilities for every day purposes including a co-operative general store with post office, butchers, doctor's surgery, coffee shop and highly regarded primary school. More comprehensive facilities are available at Tarporley a further 5 minutes' drive or alternatively the historic market town of Nantwich just 5.5 miles. Crewe Station is 10 miles away and Chester 17 miles.

## Accommodation

A storm porch leads to a part glazed panel front door opening to the **Reception Hall** which has a staircase rising to the first floor with storage cupboards beneath. The **Cloakroom** is fitted with a low level WC and wash hand basin, a tiled floor continues into the **Kitchen Breakfast Room, Dining Room and Boot Room**. The **Dining Room 4.8m x 3.6m** comfortably accommodates a ten person dining table, features include a reclaimed cast iron fire surround set on a tiled hearth, two exposed ceiling timbers and attractive views over the front garden which can also be enjoyed from the **well proportioned Living Room 5.5m x 4.8m** this is fitted with a log burning stove set upon a York stone hearth, oak effect flooring and two exposed ceiling timbers. The **Boot Room 1.7m x 1.4m** was utilised by the previous vendor as a study, it was snug but could accommodate a desk and chair.





The **Kitchen Breakfast Room 4.9m x 4.2m** is fitted with shaker style wall and floor cupboards along with matching dresser style unit complimented with timber working surfaces, a large centre island provides a three person breakfast bar and incorporates a four ring ceramic hob with oven beneath. There is integrated dishwasher and freezer, space for a range cooker and free standing fridge freezer. Off the Kitchen there is a **Utility Room/Rear Porch**, this is fitted with additional wall and floor cupboards, a Belfast style ceramic sink unit with timber work surface which provides space for a tumble dryer and washing machine beneath. There is a **Cloaks Cupboard** and an oil fired central heating cupboard.

To the first floor there are four Bedrooms and two Bathrooms. The spacious **Master Bedroom 4.9m x 4.9m** includes a well-appointed **En-suite bathroom** including roll top bath with shower attachment above, low level WC, his and hers wash hand basin, a tiled floor and part tiled walls, within the Bedroom there is a built in wardrobe in addition to space for free standing wardrobes. **Bedroom Two 4.1m x 3.9m** is a generous double bedroom overlooking the gardens as does **Bedroom Three 3.2m x 2.9m** and **Bedroom Four 3.9m x 1.9m** widening to 2.5m. The recently refitted well appointed **Family Bathroom** includes a panelled bath with shower attachment above, low level WC, wash hand basin with storage drawers beneath, heated towel rail, principally tiled walls and tiled floor.

#### Externally

A splayed entrance leads onto a gravelled driveway initially shared with the neighbouring albeit in the ownership of Number 1, this leads to a **Double Garage 6.2m x 5.6m** with boarded roof space for storage and parking to the front. The South facing gardens are principally laid to lawn edged with stocked borders, and include a paved sitting/entertaining area. The original front path laid to cobbles runs up to the front door. To the rear of the garage there is a further garden area where the current vendors have a dog kennel and a stable which was utilised by the previous vendors as a gym.

#### Services

Mains Water, Oil fired central heating and electricity. Freehold.

#### Viewing

Via Cheshire Lamont Tarporley office.

#### Directions

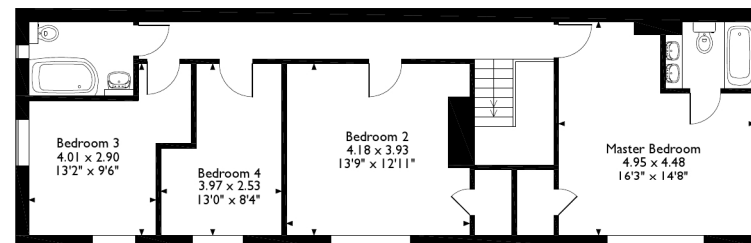
From the Agents Tarporley office proceed down the High Street to the T-junction and turn left onto the by-pass. At the Four Lane Ends traffic lights turn right signposted Beeston. Continue down the hill past Beeston Market on the right and the Wild Boar Hotel on the left, continue past the first turning left for Bunbury and after approximately one mile turn left signposted Bunbury/Haughton, passing the Yew Tree public house on the left. Proceed into the village of Haughton, bear sharp left at the The Nags Head and Oak Farm will be found on the left hand side.



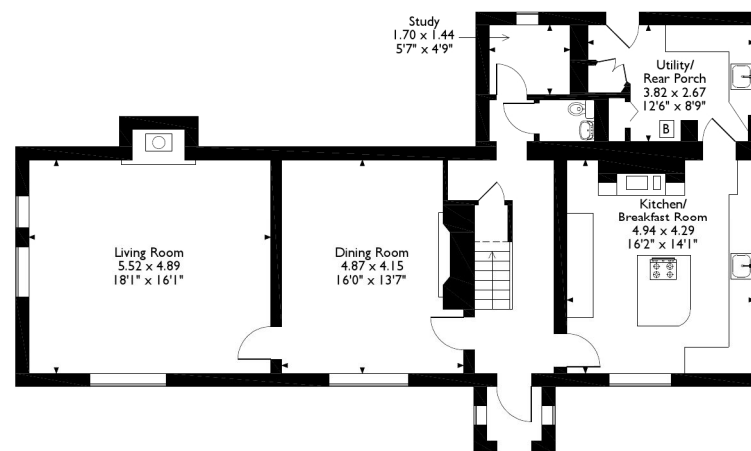
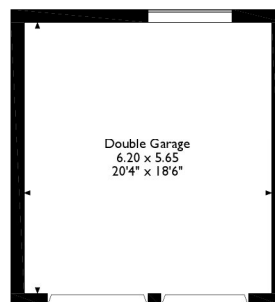




Approximate Gross Internal Area  
Main House = 1966 sqft/183 sqm  
Garage = 377 sqft/35 sqm



First Floor



Ground Floor

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

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CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441