



Hill Lane, Broxton

CHESHIRE  
LAMONT



# Fairfield, Hill Lane, Broxton, CH3 9HT

Situated on a quiet country lane within a generous garden plot and offering attractive far-reaching views, this semi-detached cottage requires modernisation and offers scope for extension to create a stunning family home (subject to consent from the relevant authorities).

- Closing date for best offers by midday 24<sup>th</sup> October 2025.
- 2 Bedroom Cottage for modernisation and potential extension.
- Quiet country lane position with far reaching views.
- Generous garden plot.

## Location

Fairfield is positioned within the rural hamlet of Brown Knowl. The nearby village of Tattenhall offers local amenities including a primary school, tennis courts, golf courses and restaurants. The surrounding countryside is noted for its rural beauty, some of the most picturesque scenery in the area together with close access to nearby Beeston and Peckforton Castles as well as the 'Sandstone Trail'. The location is convenient for daily travel to neighbouring industry and commercial centres and there are also a number of well renowned private schools in the area as well as being in catchment for Bishop Heber High School in Malpas. Crewe railway station is within 25 minutes' drive and offers superb regular direct services to London that are ideal for the business and leisure traveller. Manchester and Liverpool Airports can both be reached within approximately 45 minutes' drive.

## Accommodation

A part glazed panel front door opens to the **Entrance Hall**, which gives access to the living room, dining room, kitchen and an enclosed staircase rising to the first floor.

The **Living Room 4.1m x 3.6m** to the front of the property includes a bay window, and there is a side extension which the previous vendor utilised as a **Dining Room 3.3m x 3m**.

The **Kitchen 3.5m x 2.7m** gives access to the **Bathroom 3.3m x 2.3m** beyond. This is fitted with a panel bath, pedestal wash handbasin and low level WC.

To the first floor, there are two double bedrooms and a small study/storeroom (which has the potential to be converted into a shower room).





**Bedroom One 3.5m x 3.3m** offers attractive far-reaching views to the front. **Bedroom Two 3.5m x 2.8m** overlooks the rear garden. The **Box Room/Study** could be converted to create a potential shower room, as previously noted.

**Externally**

The property sits in a generous garden plot which extends to both the front side and rear of the property, and provides attractive elevated views of the surrounding countryside. There are currently two car parking spaces (nose to tail), however, further spaces could be more incorporated if necessary, subject to landscaping within the garden.

**Services/Tenure**

Mains water and electricity, oil fired central heating, private drainage (compliant to 2020 regulation). Freehold

**Viewing**

Via Cheshire Lamont Tarporley office on 01829 730700.

**Directions**

**What3words: economics.impeached.dart**

From Tarporley proceed south down the A49 towards Whitchurch. After approximately four miles, turn right onto the A534 Wrexham Road. Follow the A534 through Bulkeley past The Bickerton Poacher pub and The Sandstone pub. Approximately half a mile after The Sandstone, take the 3rd turn left into Hill Lane, signposted Brown Knowl and Fairfield will be found half a mile on the left hand side.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Approximate Gross Internal Area  
 Main House = 893 sqft/83 sqm  
 Outbuilding = 65 sqft/6 sqm  
 Total = 958 sqft/89 sqm



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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