



CHESHIRE  
LAMONT

Tiverton, Nr. Tarporley



# 3 Fir Tree Cottages

## Huxley Lane, Tiverton, Nr. Tarporley, CW6 9NB

Holding a secluded position within Tiverton village this delightful and deceptively spacious extended four bedroom cottage has been sympathetically modernised to create an attractive family home with landscaped gardens, useful brick built outhouse and parking for up to three cars.

- Reception Hall, Attractive Living Room with log burner, 'L' shaped Dining/Family Room, Kitchen Breakfast Room with Rayburn and walk in Pantry Cupboard off, Cloakroom.
- Four Bedrooms (Three doubles, single currently utilised as a home office), Spacious well appointed Family Bathroom.
- Attractive secluded cottage style gardens with versatile brick built outhouse/utility (utilised for a tumble dryer, additional white goods and workshop), parking for up to three cars.

### Location

Tiverton is a rural hamlet situated between Tarporley and Bunbury. Delightful walks can be enjoyed from the property towards Beeston, Peckforton Hills and the Sandstone Trail. 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, and gift shops. Other facilities include a petrol station, health centre, 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 easily accessible.

### Accommodation

A cottage style **Storm Porch** sits over a part glazed panelled front door, this opens to an attractive **Entrance Hall** where the current vendors have an old church pew and cloaks hanging facility. A quarry tiled floor continues into the 'L' shaped **Dining Family Room** and a **Cloakroom** which is fitted with a low level WC and pedestal wash hand basin. The attractive light and airy extended **Dining Family Room 5.6m x 4.9m** comfortably accommodates a 6 person every day dining table as well as having space for easy chairs and a coffee table. A window overlooks the front garden and a set of glazed panel double doors open onto a secluded courtyard paved entertaining area creating perfect alfresco entertaining space.

The well proportioned **Sitting Room 4.9m x 4.3m** also overlooks the front garden, has an attractive fireplace with sandstone detailing and mantel above. A staircase rises to the first floor with storage cupboard beneath.



To the rear of the property there is a well appointed **Kitchen 6.4m x 2.4m** which includes a walk in shelved **Pantry Cupboard**. Handmade painted oak kitchen units are finished with oak work surfaces which compliment the oak flooring. Appliances include an oil fired Rayburn oven and boiler which heats the hot water and central heating system, there is also a traditional Neff double oven with four ring ceramic hob above, integrated Slimline dishwasher and two integrated under counter fridges as well as a cupboard concealing the washing machine (the current vendors have a tumble dryer within the outhouse which can be accessed via a covered walk way from the kitchen door).

To the first floor there are four bedrooms (one currently utilised as a study) and a large bathroom.

**Bedroom One 3.9m x 2.6m** offers attractive views to the side and front and benefits from a large double depth built in double wardrobe. **Bedroom Two 3.8m x 2.6m** and **Bedroom Three 4.3m x 2.4m** both comfortably accommodate double beds and overlook the front garden. **Bedroom Four 3.0m x 2.3m** is utilised as a home office and is extensively fitted with shelving and storage cupboards, however could easily be adapted back to a fourth bedroom if desired. The **Family Bathroom 2.6m x 2.5m** is fitted with a free standing roll topped bath, large quadrant shower enclosure, pedestal wash hand basin, low level WC, heated towel rail/radiator and is finished with a tiled floor.

#### Externally

The property is initially accessed over a shared driveway with the neighbouring cottage which leads into the gardens and a gravelled parking area for the property which can accommodate up to three cars with cottage style stocked borders situated to either side of the front door. The concealed oil storage tank is located by the driveway.

A gateway to the side of the property gives access to an attractive side and rear garden. The side garden has a courtyard feel and includes a **9.5m x 14.3m Indian stone** patio creating the perfect alfresco entertaining space with sandstone retaining wall beyond incorporating well stocked raised borders and steps rising to an elevated sitting area. The rear garden is also walled to a 1m height and includes a brick built **Outhouse/Workshop 3.1m x 2.3m** this is where the current vendors have their tumble dryer and large freezer. There is also a **Log Store/Bike Store 2.3m x 2.1m** and **garden shed** as well as a **Covered Sitting Area 4.1m x 2.7m** situated immediately off the kitchen door.

Prospective purchasers should be aware that the neighbouring cottage benefits from a pedestrian right of way through the garden for maintenance purposes and removal of bins, however it should be noted that the current vendor advises the agent that this is rarely used.

#### Services/Tenure

Mains water, electricity, shared septic tank with the neighbouring bungalow. The property is double glazed throughout and there was a new electrical consumer unit fitted in 2023. Freehold.

#### Viewing

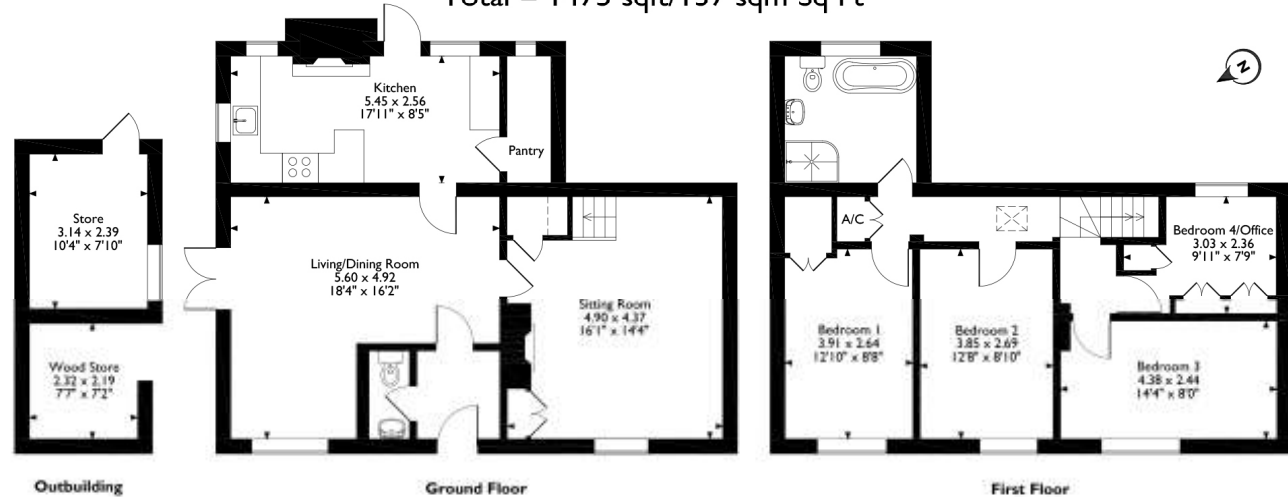
By appointment with the Agents Tarporley office on 01829 730700.







Approximate Gross Internal Area  
Main House = 1335 sqft/124 sqm Sq Ft  
Outbuilding = 140 sqft/13 sqm Sq Ft  
Total = 1475 sqft/137 sqm 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.

#### Directions

#### What3words: bitter.pasting.craft

From Tarporley High Street proceed in a southerly direction down the High Street passing the High Street passing the petrol filling station on the left hand side continuing onto Nantwich Road down to the traffic lights with the Tarporley by-pass. Turn left at the traffic lights and after a quarter of a mile turn right onto the A49 towards Whitchurch. Proceed for three quarters of a mile taking the first turning right into Huxley Lane, signposted Tiverton, the driveway will be found to the property after a short distance on the right hand side immediately prior to a bungalow and row of terraced cottages on the right hand side.

**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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