



CHESHIRE
LAMONT

Church Lane, Huxley, Chester

School House. Church Lane, Huxley. Chester, CH3 9BH.

Conveniently situated between Tarporley and Tattenhall within the rural Hamlet of Huxley, School House states back to 1851 and was completely reconfigured, extended and modernised in 2020, sympathetically retaining the character and integrity of the original property creating a very attractive four bedroom family home offering well proportioned living and bedroom accommodation, attractive gardens and garage.

- Conveniently situated within 3.5 miles of both Tarporley and Tattenhall
- Spacious Reception Hall, well-proportioned Living Room with log burner, 7m Open Plan Kitchen/ Diner with log burner, versatile Sitting Room/4th Bedroom, ground floor Shower/Cloakroom, Rear Porch
- Feature first floor landing with potential Study Area, large Master Bedroom with Ensuite Shower Room, Two further Bedrooms, well-appointed spacious Family Bathroom.
- Parking and Garage, lawned gardens to both front and rear.

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 everyday 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 commuter access to a number of commercial destinations including Chester, Wrexham, Warrington, Liverpool, Manchester and Crewe.

Accommodation

An **Oak Framed Storm Porch** sits above a feature part-stained glass panelled front door this opens to a spacious **Reception Hall 4.2m x 3.6m**, features include a fireplace incorporating a double-sided log burning stove (also serving the kitchen diner), an attractive staircase rising to the first floor, sympathetically restored and treated exposed timbers along with a tiled floor which continues into the **Inner Hallway**.



Beyond the **Inner Hallway** there is a well-proportioned **Living Room 5.6m x 3.9m** overlooking and giving access to the rear garden via a set of glazed double doors, the attractive fireplace is fitted with a log burning stove. Adjacent to the living room is a further versatile additional **Reception Room/4th Bedroom 3.5m x 3.3m**, this is situated opposite a downstairs **Shower Room** fitted with a quadrant shower enclosure, low-level WC and wash hand basin.

The **7.3m Kitchen/Diner** is the hub of this delightful home, the **Dining area 4.2m x 3.6m** benefits from the double-sided log burner earlier mentioned, has sympathetically restored and treated exposed ceiling timbers, and comfortably accommodates an 8/10-person dining table. There is a shelved **Pantry Cupboard** and a tiled floor which continues seamlessly into the open plan **Kitchen Breakfast area 3.8m x 3.4m**, this is extensively fitted with wall and floor cupboards complimented with quartz work surfaces, there is a matching central island with oak work surfaces, this provides a 3/4-person breakfast bar. Appliances include a range cooker with five burner gas hob (LPG) and double oven with extractor above there is an integrated dishwasher and washing machine along with space for a freestanding fridge freezer. Off the kitchen there is a generous **Rear Porch 2.4m x 1.6m**, this gives access to the garden and could be plumbed for a washing machine and tumble dryer if desired to create a utility area.

First Floor

To the first floor, there is an attractive landing with feature reclaimed cast iron fireplace (non-operational), useful **Storage Cupboards** and recess for a potential **Study Area** if desired. The large **Master Bedroom 5.6m x 3.9m** provides ample space for either freestanding or fitted wardrobes, overlooks the rear garden and benefits from a well-appointed **Ensuite Shower Room**. **Bedroom Two 4.2m x 3.6m** is a further generous double bedroom with feature reclaimed cast iron fireplace (non-operational) and provides distant views as far as the Welsh Hills as does **Bedroom Three 3.6m x 2m**. The spacious **Family Bathroom** is fitted with a freestanding roll top bar, large, recessed shower enclosure, pedestal wash hand basin, WC, oak effect tiled floor and heated towel rail.

Externally

A splayed entrance leads onto a gravel **driveway providing parking and turning space** along with giving access to a **large Single Garage 5.8m x 3.7m** which includes a workbench, hot and cold water taps along with a gardener's toilet. The front garden is principally laid to lawn with a pathway laid with setts running to the front door and continues to a gravelled pathway which gives access to the enclosed rear garden. The attractive rear gardens are principally laid to lawn and includes a paved **Sitting/Entertaining area** and raised beds retained with sleepers and covered with chippings for low maintenance purposes. There is a productive damson tree and log store.

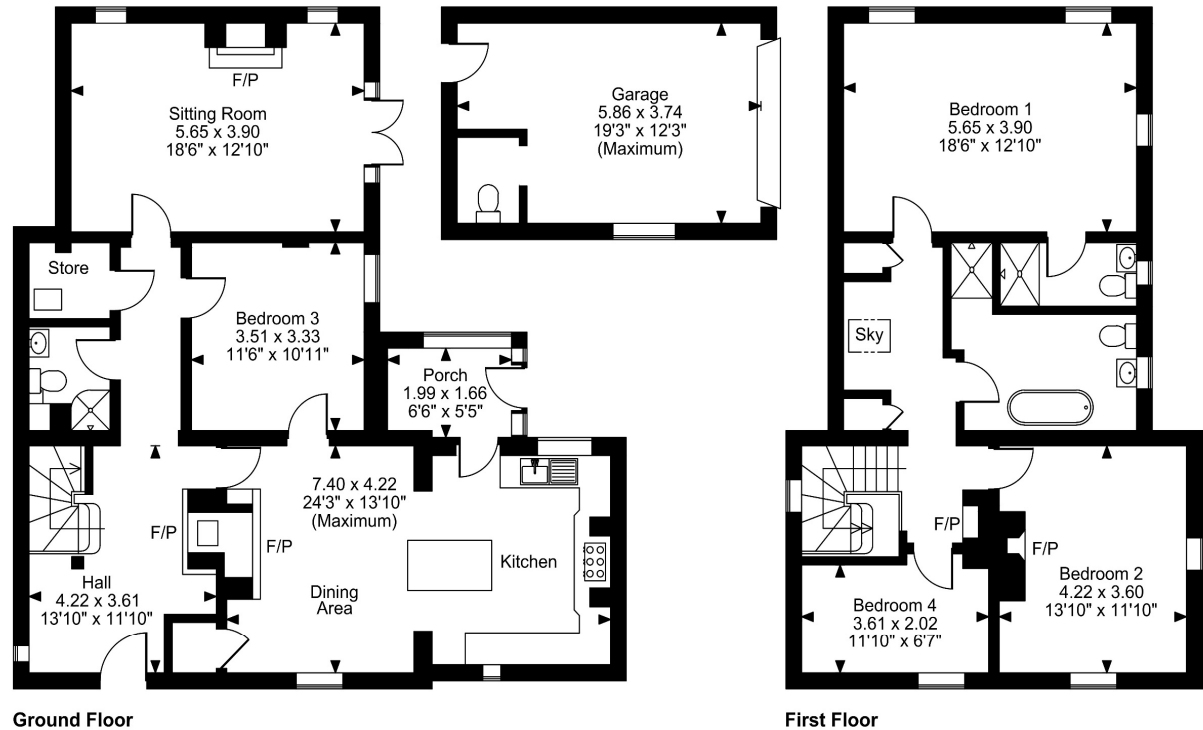
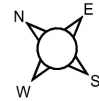
Tenure: Freehold

Services: Mains Water, Electric, Oil-fired central heating, Private drainage (compliant with 2020 regulations)





Approximate Gross Internal Area
Main House = 1854 Sq Ft/172 Sq M
Garage = 236 Sq Ft/22 Sq M
Total = 2090 Sq Ft/194 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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Directions. What3words: butternut.skip.subsets

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 and the property will be found on the right next to the Primary School

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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