



Broomhill Lane, Brown Knowl, Chester

Hawthorns.

Broomhill Lane, Broxton,
Chester. CH3 9LB

Hawthorn's holds a delightful position within the rural hamlet of Brown Knowl offering stunning elevated views of Raw Head and the Bickerton Hills. The property has been extended, creating a 4-bedroom family home situated within a generous garden and within a short walk of Larkton Hill.

- Reception Hall, Living Room, Dining Room, Study, Kitchen, Utility
- Two versatile ground floor Double Bedrooms one with Conservatory off, Bathroom
- Two further first floor double Bedrooms and Shower Room
- Single Garage, Carport, attractive Gardens and Elevated Views

Location

Hawthorns 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 **Reception Hall**. This gives access to the **Living Room** which in turn gives access to the **Dining Room, Kitchen and Study** with the **Inner Hallway** giving access to a **Ground Floor Bathroom, Two Double Bedrooms**, one with a **Conservatory** off. A staircase within the **Study** gives access to **Two further first floor Double Bedrooms** and a **Shower Room**. The well-proportioned **Living Room 4.8m x 4.6m** provides attractive views towards the Bickerton Hills to the front, has a fireplace fitted with an open fire grate and a set of glazed panel double doors giving access to the **Dining Room 3.5m x 3.2m**, this offers views toward Raw Head and Peckforton.

The **Kitchen 4m x 3.2m** overlooks the rear garden and is extensively fitted with wall and floor cupboards and includes a range style cooker



with 4 ring ceramic hob with double oven beneath. Beneath the worksurface there is space for a fridge, dishwasher and freezer.

The **Kitchen** has a communicating door with the **Reception Hall, Dining Room and Rear Porch** which has a **Utility Area** off, providing space for a washing machine and tumble dryer as well as a **Cloakroom** with WC and wash handbasin, in addition to an area for cloaks and shoe cupboards.

***Agents note** –The Vendors advise that the wall between the Kitchen and Dining Room is a stud wall and could be removed to create a large open plan Kitchen/Diner if preferred 6.7m x 3.5m.*

There are **two ground floor Double Bedrooms and a Bathroom**. **Bedroom Three 4.4m x 3.6m** overlooks the front garden and Bickerton Hills and gives access to a **Conservatory extension 3.6m x 3.4m**. This is finished with a tiled floor, overlooks and gives access to the front garden with views beyond of the Bickerton Hills. **Bedroom Four 3.8m x 3.7m** benefits from fitted wardrobes and a wash handbasin with storage cupboard beneath. The **Family Bathroom** is fitted with a 'P' shaped bath with shower facility above, wash hand basin with storage/toiletry cupboards beneath and either side, along with a low-level WC and heated towel rail. The **Study 3.6m x 2.2m** formally bedroom three, includes a staircase giving access to the first floor where stunning, elevated views can be enjoyed from **Bedroom One 4.5m x 3.7m, Bedroom Two 5.2m x 3.6m** and the **Shower Room**, both bedrooms benefit from fitted wardrobes. The well-appointed **Shower Room** is fitted with a quadrant shower enclosure, pedestal wash hand basin low level WC and heated towel rail.

Externally

To the front of property there is a **Generous Parking/Turning Area** which gives access to a **Carport with Single Garage** beyond. The front garden is principally laid to lawn and includes an ornamental pond and stocked borders with a paved sitting/entertaining area situated to the front of the conservatory. Access can be taken along the side of the property to the enclosed rear garden which again is laid to lawn, including stock borders, vegetable garden area and timber framed lean-to **Garden Shed/Implement Store**. The **Carport 4.6m x 3.3m** benefits from an up and over door opening to the front driveway with **Single Garage beyond 5.3m x 3.1m**

Services: Mains water, Electricity, Drainage with local authority, Oil fired central heating.

Tenure: Freehold

Directions

What3words – functions.initial.milk

From Tarporley proceed South on the A49, turn right onto the A534 Wrexham Road and proceed through Bulkeley past the Bickerton Poacher Public House, upon reaching The Sandstone pub in Brown Knowl, turn immediately left into Sherrington Lane, at the T-junction turn left and proceed up Sherrington Lane turning right into Broomhill Lane and the property will be found on the right-hand side.



