



High Ash Cottage, Chester Road, Tushingham, SY13 4QL

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A substantial five-bedroom detached home enjoying a peaceful rural location, yet within a short drive of the popular market town of Whitchurch. The property offers generous gardens, a large driveway providing ample off-road parking, and the valuable addition of two paddocks extending to approximately 1.7 acres in total, making it an ideal opportunity for those seeking space, privacy and a more rural lifestyle.

- Substantial five-bedroom detached property
- Peaceful rural location within a short drive of Whitchurch
- Approximately 1.7 acres of paddock land in total
- Driveway parking
- Multiple outbuildings and storage facilities, including sheds and store
- Generous established gardens with lawns, patio, mature trees and shrubs
- Spacious lounge/diner with log burner
- Kitchen/Breakfast Room, Utility Room
- EPC D, Council Tax Band F
- Excellent space and flexibility throughout



Set in a rural location just a short drive from the popular market town of Whitchurch, this substantial five-bedroom detached home offers an excellent combination of space, character and versatility. The extensive grounds are a particular highlight, comprising two paddocks offering approximately 1.7 acres in total. The paddock to the side extends to around 1.2 acres, with a further paddock to the opposite side measuring just under half an acre. The land offers a variety of potential uses, from keeping animals and recreation to simply enjoying the privacy and freedom of having your own paddock land.

The gardens surrounding the property feature generous lawned areas, a patio and a mixture of established shrubs and mature trees, creating an attractive and private setting. There are also two metal sheds, a wooden shed and a further store, providing excellent external storage. The property is approached via a large driveway, offering ample off-road parking.

The five-bedroom detached home is full of character, with exposed beams throughout and generous accommodation ideal for modern family life. The property also benefits from significant storage areas, currently being used as additional accommodation, creating a substantial additional space that could be utilised in a variety of ways, subject to the necessary local authority consent.

On the ground floor, a welcoming entrance hall leads to a spacious lounge and dining area, complete with a cosy log burner and traditional beams, creating a warm and inviting heart to the home. The garden room, with French doors opening onto the grounds, provides a bright and relaxing space with a lovely connection to the outside. A separate office offers an ideal area for home working, while the kitchen/breakfast room combines practicality with rustic charm.





LOCATION

The property is situated in South Cheshire close to the Shropshire border and is approximately 4 miles from the centre of Malpas in Cheshire which enjoys the benefits of primary and secondary schools, restaurants and pubs, and a selection of shops. The busy market town of Whitchurch is around three miles away which offers a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. There is a direct service to Manchester Piccadilly making a regular commute very easy. The larger centres of Chester, Shrewsbury, Telford, Wrexham, Crewe and Nantwich are all within 14 to 26 miles approximately. The property is within good commuting distance of Liverpool, Chester, Manchester, Telford, and Crewe's main line station. The nearest primary school is situated in Tushingham.



Barbers

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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, gas, and water are available. Gas central heating. Private drainage via septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester and continue through Grindley Brook, continue on the A41 and the property can be found on the left hand side.

LOCAL AUTHORITY

Council Tax Band F. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH22511 20525



LOUNGE/DINING
29' 7" x 14' 3" (9.02m x 4.34m)

OFFICE
11' 1" x 10' 1" (3.38m x 3.07m)

GARDEN ROOM
12' 7" x 11' 4" (3.84m x 3.45m)

KITCHEN
16' 9" x 14' 8" (5.11m x 4.47m)

UTILITY ROOM
13' 5" x 7' 4" (4.09m x 2.24m)

LEAN-TO/STORAGE
20' 7" x 7' 3" (6.27m x 2.21m)

BEDROOM ONE
13' 3" x 12' 7" (4.04m x 3.84m)

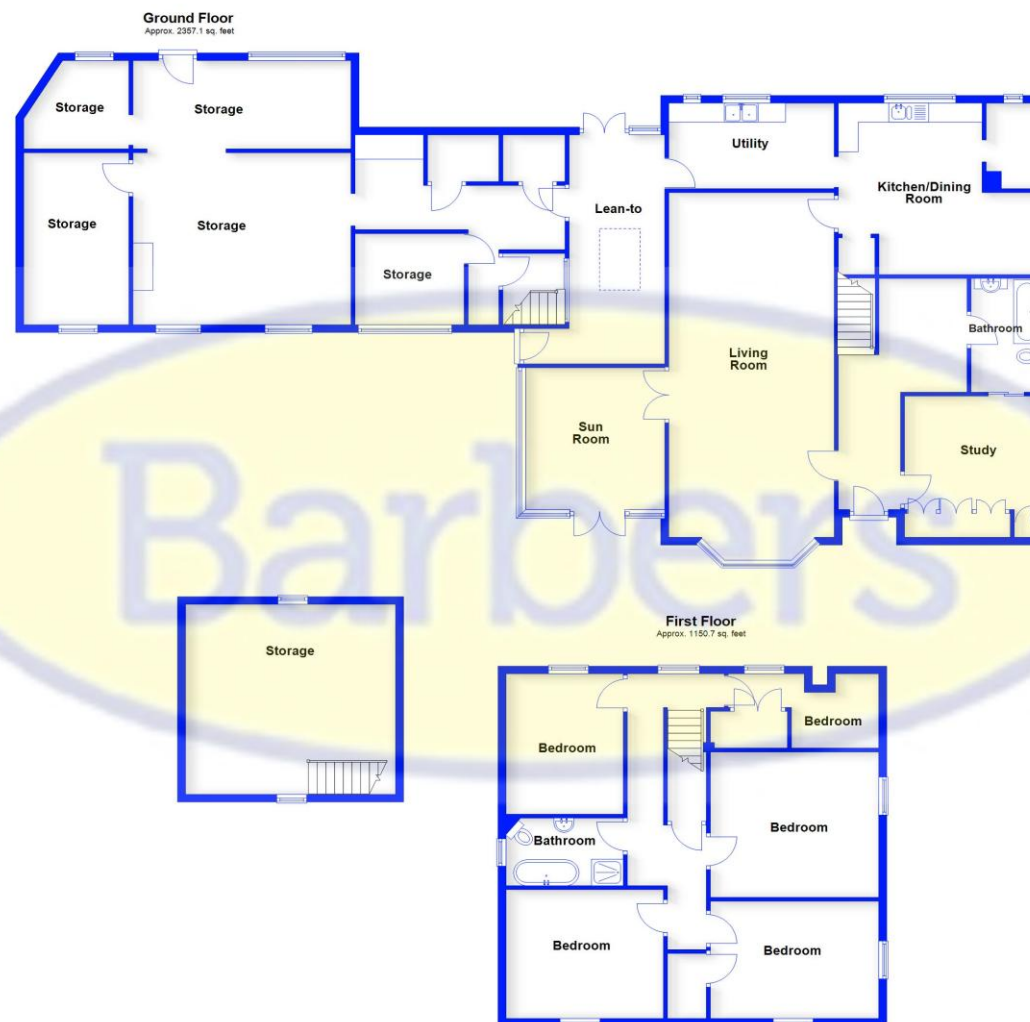
BEDROOM TWO
14' 3" x 10' 1" (4.34m x 3.07m)

BEDROOM THREE
12' 2" x 10' 9" (3.71m x 3.28m)

BEDROOM FOUR
13' 2" x 8' 7" (4.01m x 2.62m)

BEDROOM FIVE
12' 3" x 6' 4" (3.73m x 1.93m)

BATHROOM
10' 7" x 5' 9" (3.23m x 1.75m)



Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp



WHITCHURCH
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