



Leadgate Lane, Huxley



2 Leadgate Cottages

Leadgate Lane, Huxley
CH3 9BS

Holding an attractive rural position with far reaching views to both front and rear, along with an adjoining half acre paddock, this three bedroom semi-detached property benefits from a stunning open plan Kitchen/Dining/Family Room extension with bi-fold doors opening onto the large rear garden. The rear garden includes a versatile 22ft (484 sqft) garden room which is utilised for outdoor entertaining, home office/gym and incorporates a workshop.

- Extended Three Bedroom Semi-detached property with half acre paddock
- Reception Hall, cosy Living Room with log burner
- Stunning 8.8m (25ft) Open Plan Kitchen/Dining/Family Room Extension with roof lantern and bi-fold doors
- Utility and Cloakroom
- Three Bedrooms, well-appointed Bathroom
- Far reaching views to Peckforton Hills, large garden with versatile 22ft x 22ft Garden Room /Home Office incorporating Workshop
- Adjoining half acre paddock included within the sale

Location

The property is situated on the edge of the small hamlet of Huxley, within 4 miles of the popular village of Tarporley, Chester 8 miles and Nantwich 14 miles. 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, gift and antique shops. Other facilities include a petrol station, health centre, dentist surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. 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 5 miles.

Accommodation

The front door opens to the **Entrance Hall**, this is finished with a timber effect herringbone pattern LVT floor which continues seamlessly throughout the ground floor accommodation. The cozy front **Living Room** 4.5m x 3.6m overlooks the front and has a central fireplace fitted with a log burning stove. To the rear of the property, there is a stunning **8.8m open plan Kitchen/Dining/Family Room**, features include a **2.2m x 2.2m roof lantern** and **bi-fold doors** opening onto the attractive gardens with views



beyond to the Peckforton Hills. Both the bifold doors and roof lantern let in an abundance of natural light. The Kitchen is fitted with shaker style wall and floor cupboards complimented with quartz work surfaces and matching centre island. Appliances include a range style cooker with five ring ceramic hob and double oven. There is an integrated dishwasher and space for a freestanding fridge freezer. The open plan **Dining/Family Area** beyond comfortably accommodated an 8/10 person dining table along with providing space for an L shaped sofa, easy chairs and coffee table with the bifold doors opening onto a large patio ideal for alfresco entertaining. Off the Kitchen, there is a **Utility Room** with sink unit, plumbing for a washing machine beneath the work surface and a pocket door giving access to the Cloakroom fitted with a low-level WC and wall mounted wash hand basin.

First Floor

To the first floor, there are three Bedrooms and a Bathroom. **Bedroom One 3.6m x 3m** and **Bedroom Two 3.6m x 3m** are both doubles and offer attractive views. **Bedroom Three 2.6m x 2.4m** is a generous single room and also offers attractive views to the rear. The well-appointed **Bathroom** is finished to a contemporary design and comprises a panel bath with shower above, wash handbasin with drawer units beneath, low level WC, and finished with a tiled floor and fully tiled walls.

Externally

To the front of the property there is a gravelled parking area for two cars. A driveway continues to the side of the property (shared with the neighbouring property, this leads to a gate which encloses the rear garden. The large rear garden is a further attractive feature of the property offering far reaching views over the surrounding countryside with the Bickerton and Peckforton Hills visible in the distance along with the outline of Peckforton Castle. A large patio accessed directly from the Kitchen/Breakfast Room creates a convenient alfresco entertaining space with the formal lawned gardens beyond which include a pathway running down to a large wood clad breeze block Garden Room 6.4m x 6.5m overall. This includes a Workshop (note floor plan) which could easily be adapted into a kitchen for outside entertaining (if desired as there is water and electricity connected). The current vendors utilise the building as a Home Office/Gym as it benefits from an Internet connection. The Garden Room has glazed double doors opening onto a second patio area with a well-tended vegetable garden incorporating raised beds beyond. A gateway from the garden gives access to the paddock which extends to approximately 0.5 acre and is also included within the sale.

Services/Tenure

Mains water, electricity, septic tank drainage, LPG gas fired central heating. Freehold.

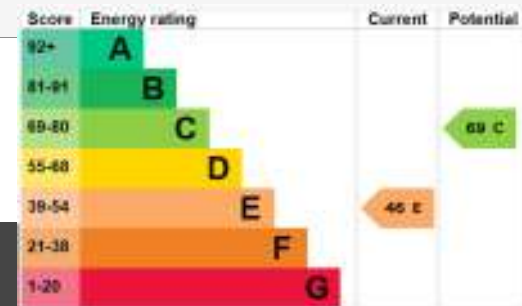
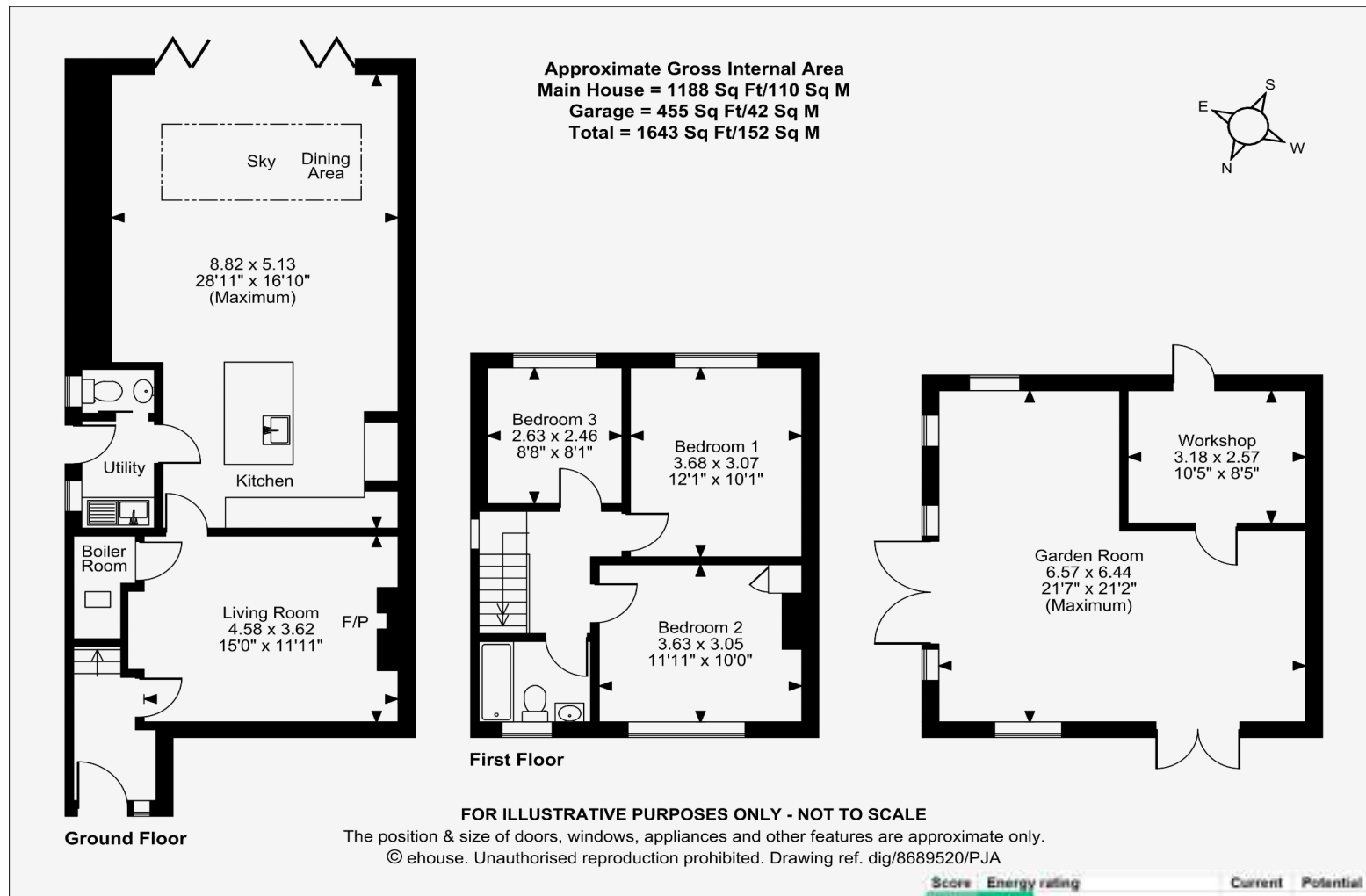
Viewing

Via Cheshire Lamont's Tarporley office.

Directions

What3words: kept.flagpole.hinders. Leaving Tarporley towards Chester, take the second exit at the roundabout and continue along Rode Street for approximately 1.6 miles, turn left at the Thai Kitchen at the Bulls Head into Corkscrew Lane. Upon reaching the junction with Hoofield Lane turn right, then take the first left into Leadgate Lane, turning immediately left again and follow the road to the far end just prior to the farm yard turn left and Leadgate Cottages will be seen 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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