

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

#### MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

**Cavendish**

ESTATE AGENTS

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

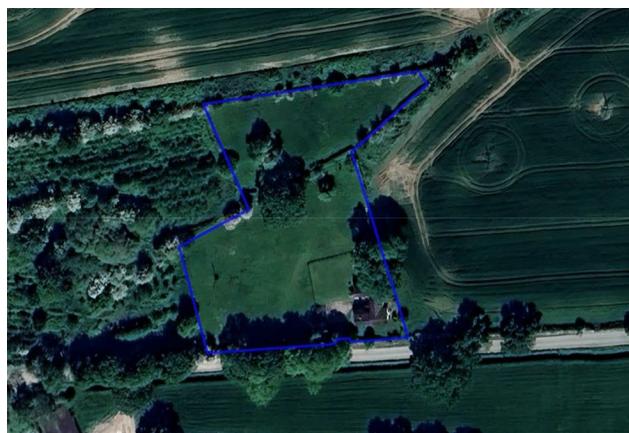


**Platts Lane Cottage Platts Lane**  
Hatton Heath, Chester  
CH3 9AN

**Asking Price**  
**£975,000**

\* PICTURESQUE RURAL LOCATION \* SET IN APPROX 1.89 ACRES \* STABLES AND BARN. A charming four-bedroom detached equestrian cottage set in a peaceful rural location on Platts Lane in Hatton Heath. Surrounded by open farmland with far-reaching views from every elevation, this character home offers space, privacy, and countryside living at its best. The property boasts a spacious living room with a cosy log burner, a large dining room perfect for entertaining, and a modern kitchen/breakfast room. Additional ground floor features include a utility room, boot room, and downstairs WC. Upstairs, there are four bedrooms, including one with an en-suite, plus a well-appointed family bathroom. The cottage sits in approximately 1.89 acres of land, ideal for equestrian use, with existing stabling included. A detached barn offers exciting potential for conversion to additional accommodation, subject to planning permission. Located on a quiet country lane, yet within easy reach of Chester and nearby village amenities. Platts Lane Cottage provides the perfect blend of rural charm and accessibility. A rare opportunity to acquire a home with land in a highly desirable Cheshire location.

LOCATION



Platts Lane Cottage is located in the desirable rural hamlet of Hatton Heath, just a short drive from the historic city of Chester. Surrounded by rolling countryside, the area offers a peaceful lifestyle with picturesque views and excellent walking and riding routes. Despite its tranquil setting, the property benefits from easy access to main road links including the A41 and A55, making commuting straightforward. The nearby villages of Tattenhall and Tarvin offer a range of local amenities, including shops, pubs, and schools. Chester itself provides a wider selection of restaurants, retail, and cultural attractions. This sought-after location strikes the perfect balance between country living and convenient access to town and city life.



THE ACCOMMODATION COMPRISES:

PORCH

1.63m x 1.55m (5'4" x 5'1")

Wooden panelled entrance door, UPVC double glazed window, single radiator, coved ceiling, ceiling light point, and quarry tiled floor. Glazed door to the reception hall.

RECEPTION HALL

4.32m x 2.64m (14'2" x 8'8")



Double radiator, coved ceiling, ceiling light point, smoke alarm, and turned spindled staircase to the first floor. Glazed doors to the living room, dining room, breakfast kitchen and rear hallway.

LIVING ROOM

6.10m x 3.81m max (20' x 12'6" max)



Chimney breast with brick-lined fireplace and slate hearth housing a Clear View cast-iron log burner, three UPVC double glazed windows, coved ceiling, five wall light points, and two double radiators.



STABLE BLOCK



There are two stables.

STABLE ONE

3.48m x 3.45m (11'6" x 11'4")

With stable door and light.

STABLE TWO

3.51m x 3.45m (11'6" x 11'4")

With stable door and light.

CAR PORT/LOG STORE

Double car port with attached log store.

PADDOCK ONE



With gated access onto Platts Lane and a further gate to paddock two.

PADDOCK TWO



DIRECTIONS

From Chester City Centre proceed out through Boughton on to the Whitchurch Road and continue straight across at the 'hamburger' roundabout on to the A41. Follow the road for

approximately 4 miles passing through Waverton and into Hatton Heath, before turning right into Platts Lane. The property will then be found after some distance on the right hand side.

TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

\* Council Tax Band G - Cheshire West and Chester County Council.

AGENT'S NOTES

\* Services: mains electricity and water are connected.

\* We are advised that there is a mains gas supply along Platts Lane.

\* Oil fired central heating. The boiler has been annually serviced. The oil storage tank was installed in 2008.

\* A new water treatment plant was installed in February 2024.

\* The kitchen and utility room were fitted in July 2021.

\* A new electrical consumer unit was installed in 2021.

\* The family bathroom and en-suite shower room were installed in 2017.

\* The property is protected by a burglar alarm.

\*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

\*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

\*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

OUTSIDE



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SHIPPON/BARN



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Brick-built barn incorporating a large store room, store, workshop, and first floor store room.

LARGE STORE

5.87m x 4.32m (19'3" x 14'2")

With two stable type doors, two windows, and ladder stairs to the first floor store area. Door to store room.

STORE ROOM

4.29m x 2.31m max (14'1" x 7'7" max)

With light and window.

WORKSHOP

4.32m x 1.91m extending to 2.82m (14'2" x 6'3" extending to 9'3")

With power and light and window to side.

FIRST FLOOR STORE AREA

10.44m x 4.29m (34'3" x 14'1")

With window opening and light.



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DINING ROOM

6.38m x 3.15m (20'11" x 10'4")



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Dual-aspect room with two UPVC double glazed windows, two double radiators with thermostats, coved ceiling, two ceiling light points, and access to roof void.



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BREAKFAST KITCHEN

4.29m x 3.68m (14'1" x 12'1")



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Fitted with a comprehensive range of light grey base and wall level units incorporating drawers, cupboards and a pull-out larder unit with laminated wood effect worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted

four-ring electric ceramic hob with extractor above, and built-in electric fan assisted oven and grill. Integrated Neff microwave oven, fridge/freezer, and dishwasher. Ceiling light point, double radiator with thermostat, laminate wood strip flooring, decorative brick lined fireplace with wooden mantel and display spotlighting, and UPVC double glazed window overlooking the front.

UTILITY ROOM

2.39m x 1.83m (7'10" x 6'0")

Fitted with a range of base units with laminated granite effect worktops and matching upstands, inset single bowl stainless steel sink unit and drainer with chrome mixer tap, plumbing and space for washing machine, space for freezer, laminate wood strip flooring, strip light, two wall cupboards housing the electric meter and electrical consumer board, UPVC double glazed window to the side overlooking farmland, burglar alarm control pad. Door to rear hall.

REAR HALLWAY

1.93m x 1.85m (6'4" x 6'1")

Ceiling light point, hanging for cloaks, central heating and hot water controls, free-standing Worcester oil fired central heating boiler, tiled floor, and part-glazed door to outside. Stripped wooden panelled door to the downstairs WC.

DOWNSTAIRS WC

1.91m x 1.17m (6'3" x 3'10")



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Comprising: low level dual-flush WC, and vanity unit with wash hand basin, mixer tap and storage cupboard beneath. Part-tiled walls, tiled floor, ceiling light point, and UPVC double glazed window with obscured glass.

FIRST FLOOR LANDING



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UPVC double glazed window, and ceiling light point. Doors to bedroom one, bedroom three and family bathroom.

INNER LANDING

1.73m x 1.12m (5'8" x 3'8")

UPVC double glazed window. Doors to bedroom two and bedroom four.

BEDROOM ONE

4.32m x 3.48m (14'2" x 11'5")



UPVC double glazed window to the front with views over farmland, exposed beam, and ceiling light point. Opening to dressing area.

DRESSING AREA

2.97m x 1.98m (9'9" x 6'6")



UPVC double glazed window overlooking farmland, ceiling light point, access to loft space, double radiator, and fitted wardrobe with two sliding mirrored doors having hanging space and shelving. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.79m x 1.93m (9'2" x 6'4")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Mira electric shower, glazed shower screens and curved glazed sliding doors; vanity unit with twin wash basins, mixer tap, storage cupboards and drawer beneath; and low level dual-flush WC with concealed cistern. Part-tiled walls, fitted wall mirror, column style radiator, laminate wood effect flooring, extractor, ceiling light point, and UPVC double glazed window with views over surrounding farmland.

BEDROOM TWO

3.56m into wardrobe x 3.53m plus recess (11'8" into wardrobe x 11'7" plus recess)



UPVC double glazed window to the front overlooking farmland, ceiling light point, single radiator, and two built-in double wardrobes to the length of one wall having hanging space and shelving. Door to the en-suite shower room.

BEDROOM THREE

4.11m plus bay x 3.18m (13'6" plus bay x 10'5")



UPVC double glazed bay window overlooking farmland at the side, small UPVC double glazed window with obscured glass, double radiator, and wall light point.

BEDROOM FOUR

2.54m x 2.44m (8'4" x 8')



UPVC double glazed window to the front with views over farmland, ceiling light point, and single radiator.

FAMILY BATHROOM

3.10m max x 2.84m max (10'2" max x 9'4" max)



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted thermostatic mixer shower over with canopy style rain shower head, extendable shower attachment and glazed shower screen; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Wet boarding to bath and shower area, laminate wood effect flooring, chrome ladder style towel radiator, over-stairs display shelf, double glazed roof light, access to loft space, recessed LED ceiling spotlights, and built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving.

