

OUTON MILL HOUSE

Beech Lane | Rushton | CW6 9BF



Situated in a picturesque quiet semi-rural village location and set in beautifully landscaped private grounds extending to over 1.2 acres, an outstanding and fully renovated 18th Century, Grade II listed country residence with extensive and flexible accommodation in excess of 4,250 sq.ft.. Superb views across Oulton Mill Pool, all weather tennis court, separate annex, electric in and out gated entrance opening onto the driveway providing off road parking and double garage.



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Oulton is a quiet tranquil hamlet and is surrounded by popular semi-rural villages and houses its own mill pool.

Close by Little Budworth is a popular village that has its own public houses, church, and picturesque country park ideal for both walkers and horse riders. Nearby is the well-known Hollies Farm Shop which provides local produce, Oulton Park and Cheshire Polo Club. The nearby village of Eaton is a semi-rural 'Best Kept' award winning Cheshire village that is positioned just over a mile from the centre of Tarporley. The village hosts a beautiful Church

and the Jessie Hughes Village Hall which holds many functions and entertainment. There is also Eaton Primary School which is regarded as one of the area's most popular Primary Schools. Additionally, giving access to surrounding areas there is a 'Shuttle' bus service provided at low cost by Cheshire West And Chester, which operates Tuesdays - Fridays. Within two miles is the award-winning village of Tarporley, which is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both a primary and a secondary school which has an 'Outstanding' Ofsted report. There is easy access to the surrounding villages, motorway, and railway networks, which give access to the north and south of the UK







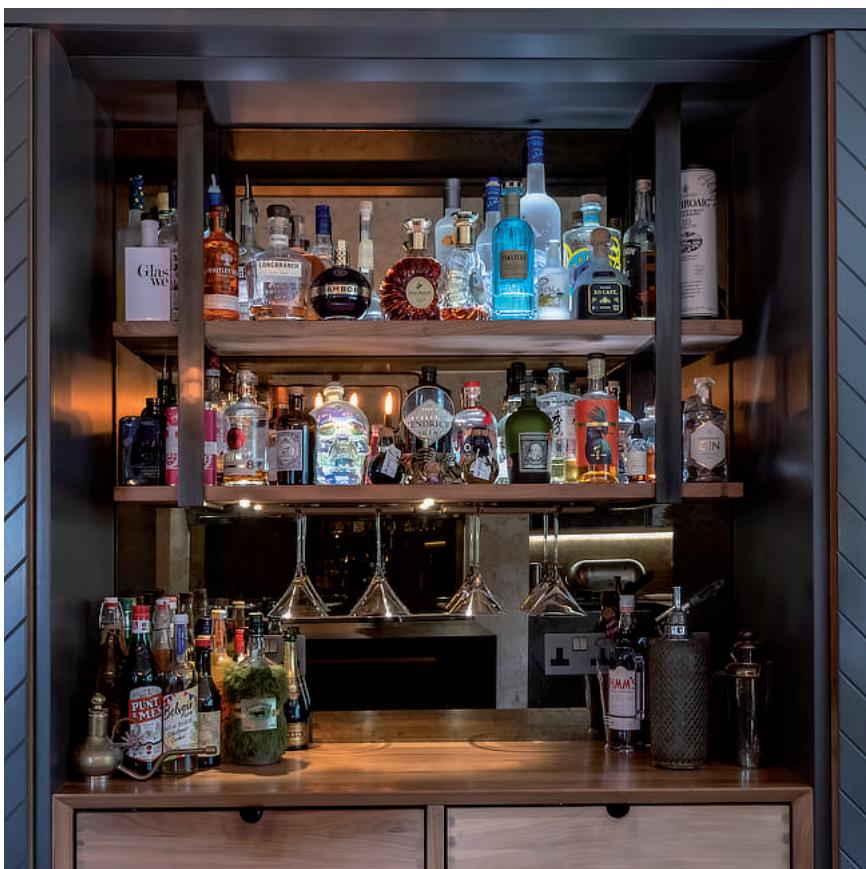
KITCHEN

























DINING ROOM

















LOUNGE









SNUG

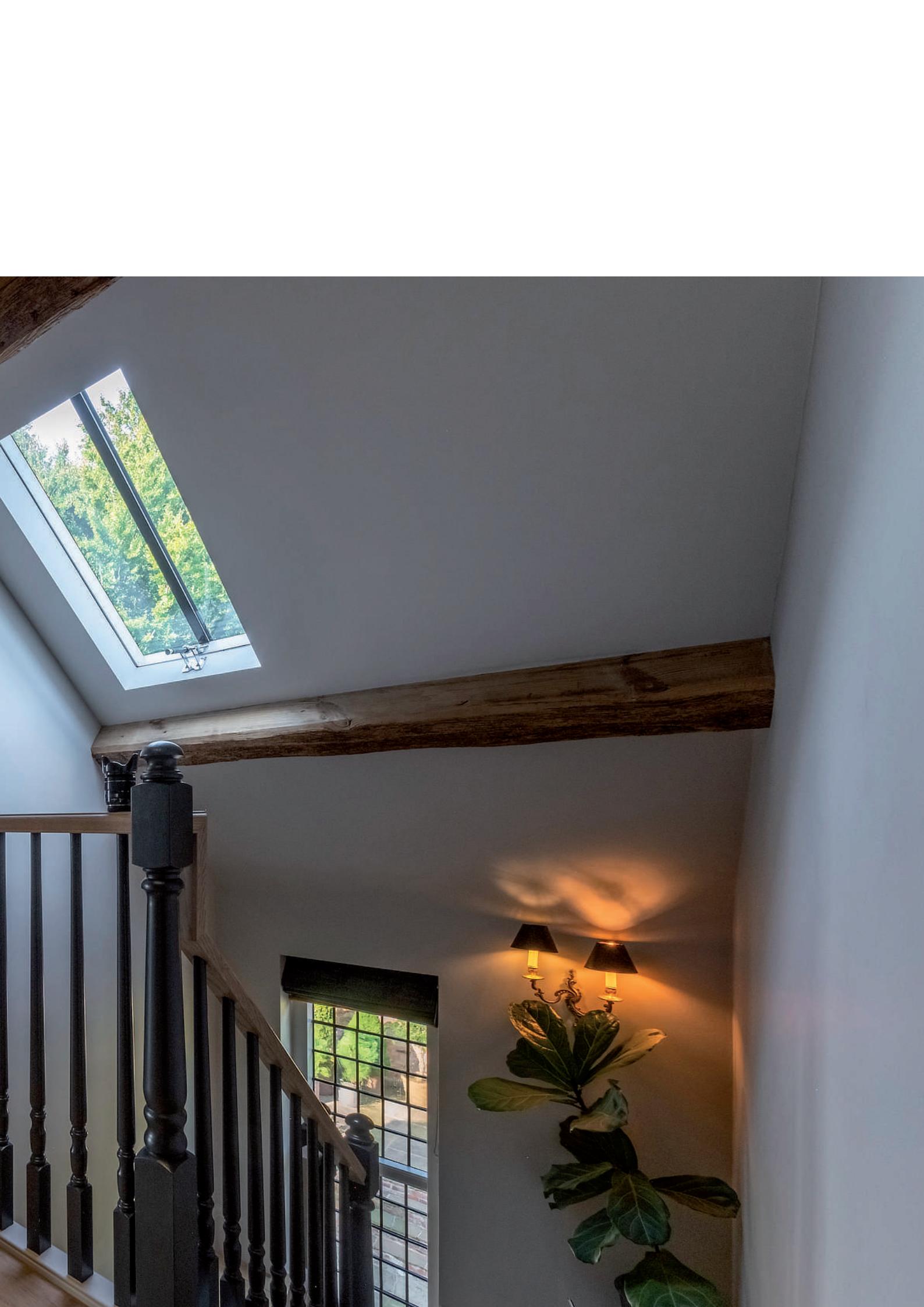




H
HINCHLIFFE
HOLMES

MASTER SUITE

























BEDROOM TWO





HH
HINCHLIFFE
HOLMES





BEDROOM THREE





BEDROOM FOUR





FAMILY BATHROOM









OFFICE AND GARAGE











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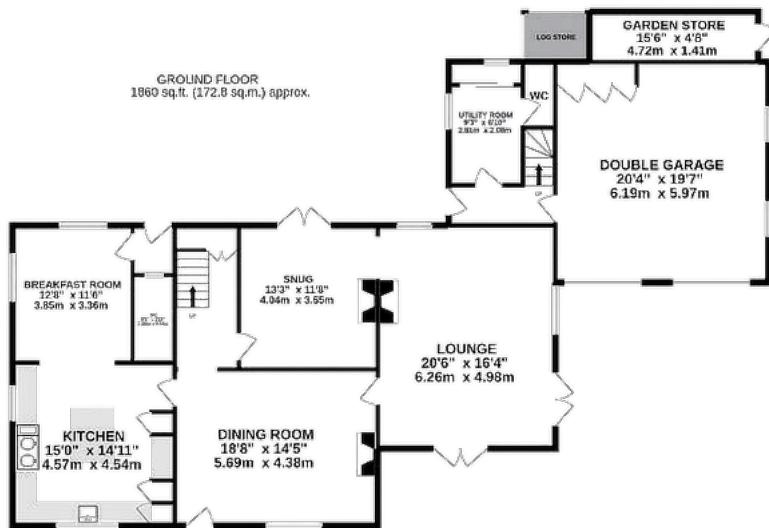












TOTAL FLOOR AREA: 4320 sq.ft. (401.3 sq.m.) approx.

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TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, Oil-fired central heating, and private drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.



INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT

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