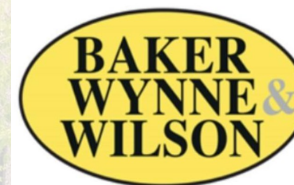




The Willows Huxley Lane, Tiverton, Tarporley, CW6 9NB

Guide Price £1,175,000



In association with



A strikingly individual and contemporary 5-bedroom, 5 Bathroom Detached Village family house circa 2021. The Willows is in a delightful rural location in Tiverton, near Tarporley. It is set back from the lane and enjoys superb views across fields to the rear. The rear garden is southwest facing and a generous provision for parking at the front with direct access to a detached garage adds to the overall appeal. The house and gardens sit on a substantial plot and are designed to be low maintenance. The position is brilliant for enjoying the highlights of rural living.

ENVIRONMENTAL PERFORMANCE

The house was conceived with sustainability at its forefront, resulting in energy efficiency and low running costs. High tech fixtures and fittings have been used across the property, including underfloor computer-controlled air source heating, CCTV and outstanding aluminium windows and doors. An Ethernet cable is laid throughout. The overall EPC rating is a B and unusually, the underfloor heating is to both ground and first floor. The parking area is equipped with an electric charging point, power, and external water points.



DIRECTIONS TO CW6 9NB

What3words /// balance.panic.zinc

Leave Tarporley village in the direction of Nantwich, until reaching the Texaco/Spar on the left-hand side. At this point take the next right turn into Birch Heath Road. Proceed down Birch Heath Road for approximately one mile passing over the bridge and take a left turn onto Pudding Lane. Proceed until reaching a junction at the end of Pudding Lane and turn left onto Huxley Lane. Proceed along through the village whereupon the property can be found on the right hand.



**BAKER
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COMMENT BY MARK JOHNSON @ BAKER
WYNNE & WILSON

"Centred on sustainable living and creating deep connections with the local landscape"

This exceptional modern home in Tiverton, Cheshire, was recently completed in 2021. Entry is to a light-filled space, with a direct line of sight through the Kitchen/dining room/ Living space into the garden. With a considered approach to materials, designer finishes, and energy efficiency, the house and its gardens occupy an exquisite position looking out towards open countryside and enjoy a stunning back drop. The internal living space over three expansive floors extends to more than 2600 sq. ft, with a variety of rooms optimising far-reaching views towards Peckforton Castle.

While the location feels wonderfully rural, Tarporley Village is within a 2 mile walk. Its position also brings a wealth of walking and cycling routes into easy reach.

From a solid oak covered porch, the front door opens into the bright and welcoming entrance hall. To the left of the hall is a well-proportioned sitting room with an open fire and window overlooking the front of the property.

At the rear of the house is the magnificent 47 ft open plan kitchen, dining and family living area. The German designed kitchen is well equipped with a range of base and wall units, integrated appliances and a large central island unit and breakfast bar. There is plenty of space for a large dining table and further provision for sofas/seating in the family area. Sliding glass doors perfectly open on to the large outdoor patio offering a wonderful retreat for coffees, long alfresco summer lunches, and evening sundowners. A fitted utility room and cloakroom complete the ground floor accommodation. Both the ground and first floors enjoy high ceilings creating a great sense of space and light throughout the home. On the first floor there are four generously sized bedrooms, all of which have en suite facilities offering scope to create home offices or snugs out of these spaces if not all the rooms are needed as bedrooms. Bedroom 2 has a walk-in cupboard and bedrooms 3 and 4 also have fitted wardrobes. The principal Master bedroom 1 is on the second floor and is a fantastic space, featuring two skylights and a window overlooking the garden and views beyond. There are fitted mirrored wardrobes and an en



suite shower room.

The rear garden is lovely, southwest facing in its orientation forming an integral part of the overall experience of the house ensuring outside spaces are enjoyed as much as the luxurious interior. The large terrace provides a perfect space in which to entertain or watch young children play. Adjacent to the main terrace is an area of lawn, interspersed with colour, raised beds, and more secluded spots to rest, sit and mull.

The property has been installed with a designer external lighting scheme, creating an atmospheric feel at night.

LOCATION

Tiverton is a popular semi rural hamlet that is just two miles from Tarporley village centre. Tiverton has its own website tiverton-cheshire.org.uk. As well as convenient accessibility for local walks, there is a popular canal side cafe and other local amenities adjacent to the canal. The long established Deeside Ramblers is also located a short walk away providing hockey for all ages. Tarporley is one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, tennis courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, doctors' surgery, dentists, three

Churches and a very extensive bus route. There is also a golf course and private gymnasium / swimming pool on the edge of the village.

The village is also renowned for its educational facilities with Tarporley Primary School and Tarporley High consistently maintaining a strong reputation.

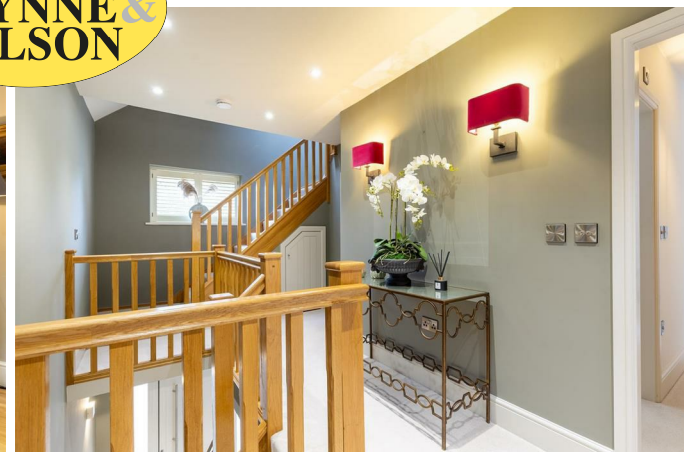
The area has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Sandstone Ridges of Cheshire. Wonderful walks are provided via the Whitegate Way and Sandstone Trail..

The City of Chester (12 miles) is one of the North West's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales. Chester also gives access to the motorway network providing a link to other Northwest and Midlands conurbations and to Liverpool and Manchester airports.

The property is only 15 miles from Crewe where there is a direct and regular rail service to London Euston (from 1 hour 34 minutes). Independent schooling is available at King's and Queen's in Chester and at Abbey Gate College in Saighton

Please note: all times and distances are approximate. Square Footage: 2,623 sq. ft

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THE TOUR
ACCOMMODATION WITH
APPROXIMATE MEASUREMENTS:

GROUND FLOOR

ENTRANCE HALL

CLOAKS ROOM WITH WC

UTILITY ROOM

12'5" x 6'0"

SITTING ROOM

15'11" x 13'11"

KITCHEN/BREAKFAST/FAMILY ROOM

47'1" x 15'10"

FIRST FLOOR

LANDING

BEDROOM NO. 2

17'6" x 11'9"

ENSUITE SHOWER ROOM

BEDROOM NO. 3

13'11" x 13'11"

ENSUITE SHOWER ROOM

BEDROOM NO. 4

18'1" x 12'10"

ENSUITE SHOWER ROOM WITH BATH

BEDROOM NO. 5

9'11" x 9'2"

ENSUITE SHOWER ROOM

SECOND FLOOR

MASTER BEDROOM 1

20'0" x 11'9"

ENSUITE SHOWER ROOM

TENURE

We believe the property is freehold tenure,
to be confirmed in the contract of sale.

COUNCIL TAX

BAND G

SERVICES

We understand that mains electricity and
water are connected. Air source heat
pump. Private drainage system.
N.B. Tests have not been made of
electrical, water, drainage and heating
systems and associated appliances, nor
confirmation obtained from the statutory
bodies of the presence of these services.
The information given should therefore be
verified prior to a legal commitment to
purchase.

Agents Note; The Land Registry title has
yet to be updated with the Vendor's
details. Please ask the branch for more
details.

VIEWING

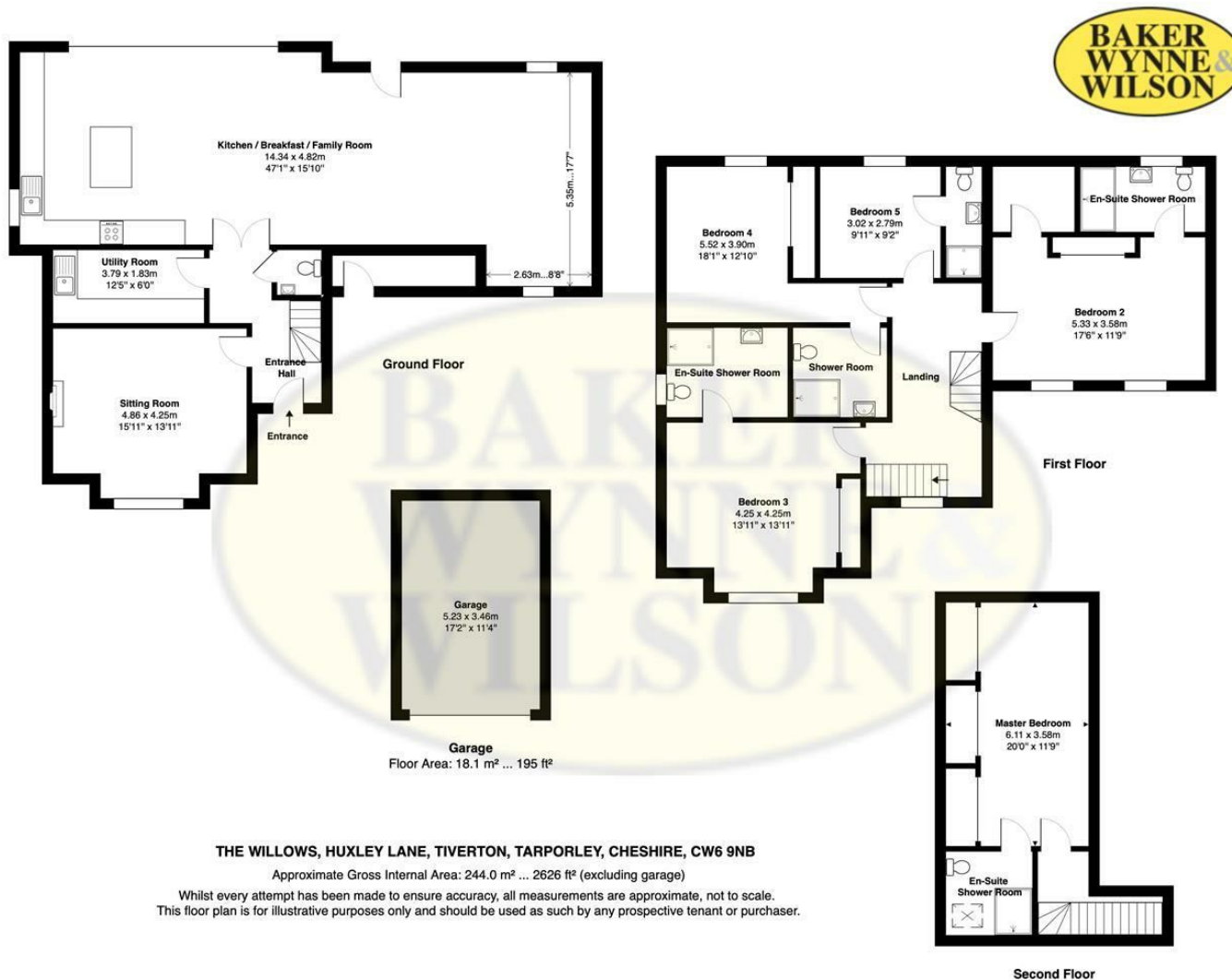
Viewings by appointment with Baker,
Wynne and Wilson.

Telephone: 01270 625214



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WYNNE &
WILSON**





THE WILLOWS, HUXLEY LANE, TIVERTON, TARPORLEY, CHESHIRE, CW6 9NB

Approximate Gross Internal Area: 244.0 m² ... 2626 ft² (excluding garage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.