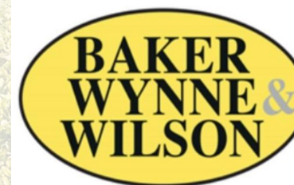




Ashcroft Hoofield Lane, Huxley, Chester, CH3 9BR
Guide Price £600,000



In association with



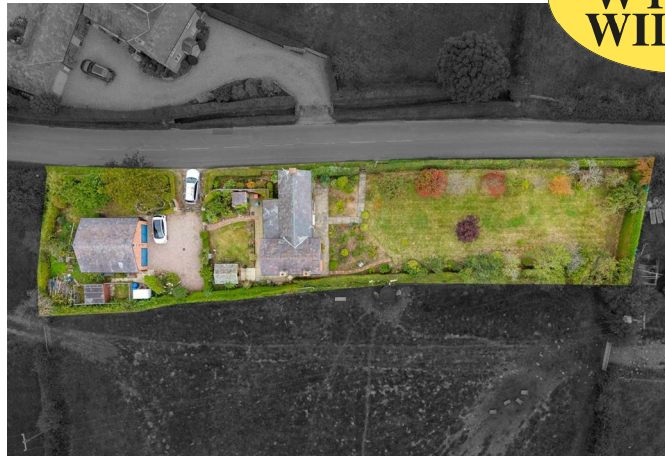
AN ATTRACTIVE DETACHED PERIOD COTTAGE REQUIRING MODERNISATION WITH A FANTASTIC 1,000 SQUARE FOOT GARAGE BLOCK AND LOVELY SOUTH FACING GARDENS ENJOYING SPECTACULAR FAR REACHING VIEWS OVER ROLLING COUNTRYSIDE TO BEESTON, PECKFORTON AND THE WELSH HILLS IN THE DISTANCE

SUMMARY

Living Room, Hallway, Kitchen/Dining Room, Utility Room, Cloakroom, Landing, Three Double Bedrooms, Bathroom, Oil Central Heating, Detached Double Garage with Room above, Car Parking Space, Gardens, About 0.32 of an acre.



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DESCRIPTION

Ashcroft is believed to date back from the later half of the 19th century and is constructed of brick under a slate roof. It was tastefully enlarged in the 1980's and has a particularly attractive front façade. The layout is suitable for family living and a smaller household, but the cottage does require a scheme of upgrading to meet with modern standards. Indeed, there is tremendous scope to improve the cottage in keeping with its surroundings.

Ashcroft is approached through brick gate pillars and wrought iron gates over a concrete and gravel drive to a car parking and turning area in front of the garage. The striking garage block is a significant asset and can be utilised to suit individual requirements, subject to planning permission.



LOCATION & AMENITIES

Ashcroft is situated in the highly sought after rural hamlet of Huxley, within four miles of the villages of Tarporley and Tattenhall. 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. The village is also renowned for its educational facilities with Tarporley Primary School and Tarporley High consistently maintaining a strong reputation. Huxley lies within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere forest and the Peckforton Hills within four miles.

The City of Chester is 9 miles and the market town of Nantwich 12 miles. Crewe railway station is 16 miles and provides a regular rail service to London Euston (90 minutes). The Inn at Huxley, an outstanding Cheshire pub and eatery is within walking distance.

DIRECTIONS - CH3 9BR

ACCOMMODATION

With approximate measurements comprises:

LIVING ROOM

21'8" x 12'1"

Entrance door, brick fireplace with tiled hearth and timber mantle, two double wall lights, two windows, beamed ceiling, radiator.

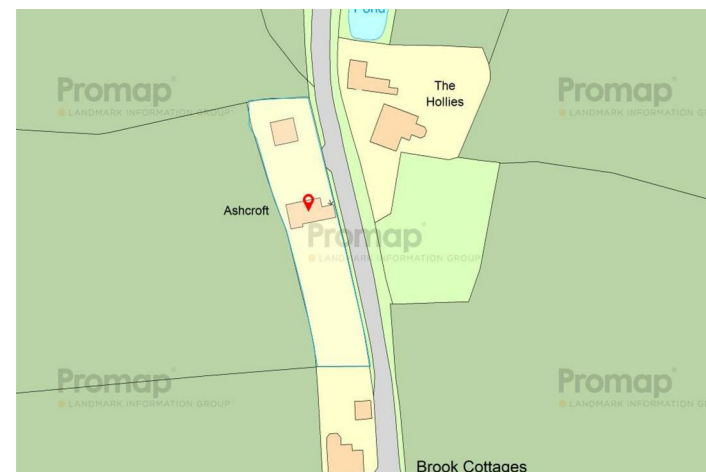
STAIRCASE HALL

12'6" x 7'1"

Two double wall lights, beamed ceiling, understairs store, radiator.

KITCHEN/DINING ROOM

23'4" x 12'3"



DINING ROOM

Cast fireplace with tiled hearth, two windows, two radiators.

KITCHEN

Oil fired Stanley Range for cooking, domestic hot water and central heating, range of pine units comprising floor standing cupboard and drawers with worktops and wall cupboards, stainless steel double drainer sink unit with cupboards under, part tiled walls, tiled floor.

UTILITY ROOM

13'7" x 6'4"

Tiled floor, floor standing cupboard and drawer unit, plumbing for washing machine, door to rear, two windows, radiator.

CLOAKROOM

Primrose coloured suite comprising hand basin and low flush W/C, radiator.

STAIRS FROM STAIRCASE HALL TO FIRST FLOOR LANDING

Two single wall lights, radiator.

BEDROOM NO. 1

14'2" x 12'2" maximum

Two windows, radiator.

BATHROOM

12'2" x 9'4"

White suite comprising corner bath with mixer shower, pedestal hand basin and low flush W/C, tiled shower cubicle with Triton shower, cylinder and airing cupboard, part tiled walls, mirror, light/shaver point, access to loft, radiator.

BEDROOM NO. 2

12'2" x 9'8"

Access to loft, radiator.

BEDROOM NO. 3

11'6" x 8'8"

Radiator.

OUTSIDE

Brick built slate roofed detached GARAGE BLOCK



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comprising DOUBLE GARAGE 22'6" x 20'2" power and light, two pairs of double doors, three windows, staircase to first floor OFFICE/PLAYROOM 22'6" x 20'2" two windows, roof light, power and light. Brick Coal Store. Greenhouse with vine. Chicken coop. Exterior lighting. Outside tap. There is a kitchen garden behind the garage.

GARDENS

The gardens are extensively lawned with specimen trees, fruit trees, flower and herbaceous borders and established hedgerow boundaries. The principle garden enjoys a superb South Westerly aspect and forms a particular feature of the property.

Note: Plan enclosed for identification purposes only.

SERVICES

Mains water and electricity. Septic tank drainage.

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.

TENURE

Freehold.

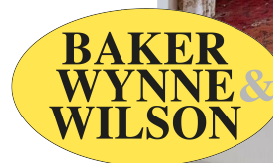
COUNCIL TAX

Band F.

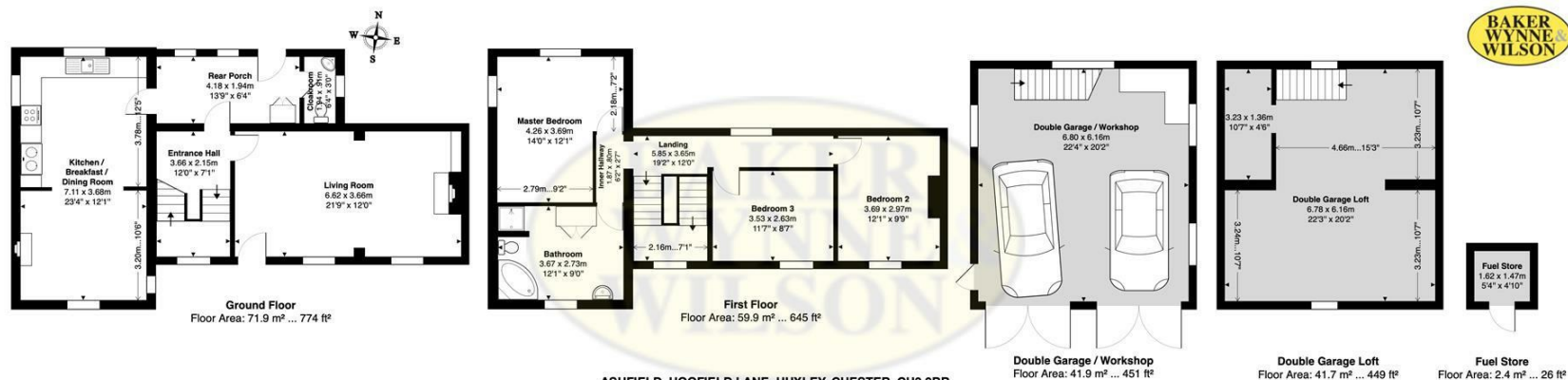
VIEWING

By appointment with Baker Wynne & Wilson

01270 625214



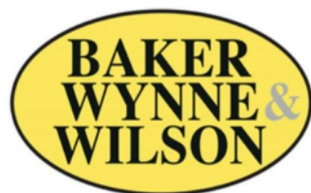




ASHFIELD, HOOFIELD LANE, HUXLEY, CHESTER, CH3 9BR
Approximate Gross Internal Area: 217.8 m² ... 2345 ft² Includes Outbuildings
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

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		
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



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