



The Shippon 1 Tawny Barns Huxley Tarporley

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Church Lane Huxley Tarporley

Chester CH3 9BH

Tawny Barns is a very high end development of former farm buildings which have been sympathetically converted and partly rebuilt to create four stunning individual three, four and five bedroom properties conveniently situated between the highly sought after villages of Tarporley and Tattenhall (both within 3.5 miles).

SUMMARY ACCOMMODATION AND FEATURES

- Spacious Reception Hall, Large 8m (26') Open Plan Living/Dining Room, Spacious Well Appointed Kitchen with Every day Dining Area, Utility, Cloakroom.
- Four double Bedrooms, 3 Well Appointed Bath/Shower Rooms with heated tiled flooring.
- Attractive gardens including secluded walled courtyard garden, ample parking provision.
- Underfloor heating runs throughout both ground and first floor accommodation.
- Architects Certificate Warranty.

Location

Tawny Barns are situated at Huxley a rural hamlet which is equal distance from the thriving villages of Tarporley and Tattenhall both of which offer comprehensive facilities for everyday purposes as well as Doctors Surgeries and Chemists. State Primary Education is available in both these villages as well as at Huxley with Secondary Education at Tarporley, Christleton and Malpas subject to catchment. Private education is also available locally at Abbey Gate College, Saughton and in Chester at the Kings School or Queens School or alternatively at The Grange in Hartford.

Tawny Barns sits beneath Beeston Castle and The Bickerton/Peckforton Hills. Delightful walks can be enjoyed within these rural areas along the Sandstone Trail as well as the tow path of the Shropshire Union Canal. Equestrian facilities are available within the area as well as a number of sports clubs which include Rugby, Football, Hockey, Cricket and a number of golf courses.

Accommodation

The front door is situated beneath a canopied storm porch and opens to a spacious and welcoming **Reception Hall 3.9m x 3.8m** with oak and glass detailed staircase rising to the first floor, a well appointed **Cloakroom** includes a large understairs storage cupboard. From the reception hall there is a large **8.0m x 5.6m Open Plan Living/Dining Room** this overlooks the gardens and is finished with an engineered oak floor. Underfloor heating runs throughout the ground floor and first floor accommodation.



The well appointed **Kitchen Diner 7.1m x 5.6m** is extensively fitted with wall and floor cupboards which include a pantry cupboard and complimented with quartz work surfaces along with matching centre island which provides a four person breakfast bar. Neff/Bosch high end integrated appliances include a four ring induction hob, fan assisted oven along with microwave combi oven, fridge freezer, dishwasher and a wine chiller. The dining area can comfortably accommodate a 6/8 person dining table for everyday purposes. Off the kitchen there is a **Utility Room** providing additional storage cupboards, sink unit set beneath a quartz work surface and space for tumble dryer and washing machine. An external door gives access to the rear courtyard and driveway.

The light and airy first floor landing has two feature circular windows and a velux roof light letting in an abundance of natural light, the landing gives access to four double bedrooms all of which benefit from ensuite facilities, underfloor heating runs throughout the first floor accommodation.

The large **Master Bedroom Suite 6.3m x 5.6m** includes a walk in wardrobe and **Ensuite Bathroom** fitted with a large double ended bath, wet room style shower area, wall mounted wash hand basin, low level WC, heated towel rail and heated tiled floor. **Guest Bedroom Two 5.6m x 4.3m** also benefits from a walk in wardrobe and well appointed **Ensuite Shower Room**. **Bedroom Three 3.6m x 3.5m** and **Bedroom Four 4.4m x 2.6m** share a 'jack and jill' **Shower Room**, Bedroom Three benefits from built in wardrobes.

Externally

Tawny Barns is accessed via an attractive Cherry Tree lined driveway this gives access to a private courtyard area which provides ample parking for a number of cars, beyond the parking area for The Shippon. There is a secluded and sheltered walled courtyard garden area which includes an Indian stone paved sitting area ideal for entertaining. Access can be taken to the side of the property into formal gardens, these are principally laid to lawn incorporating a pathway laid to Indian Stone with a patio area directly accessed from the kitchen breakfast room. Adjacent to the driveway there is a further large wildlife garden which is included in the sale of the property.

Services/Tenure

Mains water, electricity, shared private drainage system for the development compliant to 2020 Regulations. Freehold.

Service Charge

Viewing

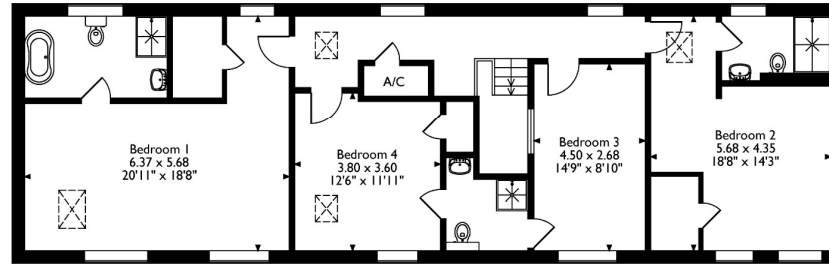
By appointment with Cheshire Lamont Tarporley office.

Directions

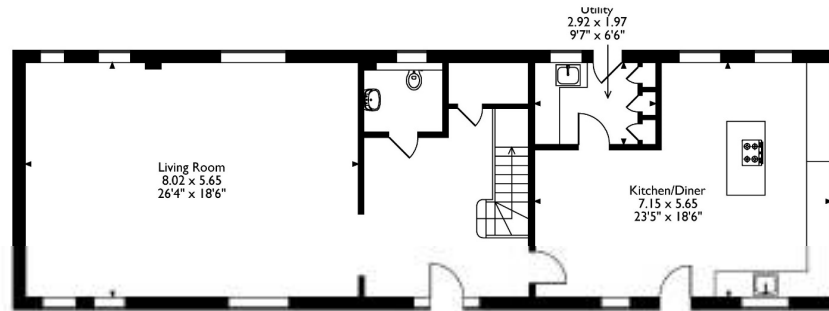
What3words : liberated.reputable.colder

From Tarporley proceed down the High Street turning left immediately after the Petrol Station into Birch Heath Road, follow this road for 1.5 miles to the 'T' junction turn right for Huxley and after a further 1.35 miles Tawny Barns will be found on the left hand side.





First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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