



**The Old Stables 3 Tawny Barns Church Lane Huxley Tarporley**

# The Old Stables 3 Tawny Barns

## Church Lane Huxley Tarporley

### Cheshire 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 Central Reception Hall, Well Proportioned Living Room with double doors to garden, Well appointed Kitchen Dining Room, Utility Room, Cloakroom.
- 4 Bedrooms, 3 Bath/Shower Rooms
- Attractive landscaped gardens including sheltered and secluded walled courtyard.
- Underfloor heating throughout both the ground and first floor accommodation.
- Property sold with 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 an oak framed storm porch, this opens to a central **Reception Hall** fitted with a glass and oak detailed staircase rising to the first floor with storage cupboard beneath, off the hall there is a well appointed **Cloakroom**. Underfloor heating runs throughout the ground and first floor accommodation. The attractive **Living Room 5.0m x 4.8m** is finished with an engineered oak floor and has a feature 2.6m x



2.0m window incorporating glazed doors opening onto and overlooking the gardens.

The 'L' shaped **Kitchen Diner 5.3m x 4.8m** is extensively fitted with kitchen units and include a breakfast/pantry cupboard complimented with quartz work surfaces. Appliances include a Rangemaster cooker with double oven and 5 ring ceramic hob with extractor above. Neff/Bosch high end integrated appliances include a fridge freezer, dishwasher and wine chiller. The dining area comfortably accommodates a 6/8 personal dining table and potentially larger for an occasion. A tiled floor runs throughout and continues into the **Utility Room** which includes additional storage cupboards, sink unit set beneath a quartz work surface and space for washing machine as well as a tumble dryer. A glazed panel door gives access to the walled courtyard garden at the rear.

To the first floor there are four bedrooms and three bath/shower rooms (two ensembles). The bedrooms all overlook the gardens and have vaulted ceilings extending to 3.4m (11'). **Bedroom One 4.8m x 4.2m** includes a well appointed **Ensuite Shower Room**, **Bedroom Two 2.8m x 2.4m** also benefits from an **Ensuite Shower Room**. **Bedroom Three 3.0m x 2.7m** and **Bedroom Four 2.9m x 2.4m** are conveniently situated adjacent to the well appointed **Family Bathroom** this is fitted with a double ended bath, wet room shower facility, wall mounted wash hand basin, low level WC, heated towel rail and finished with a heated tiled floor.

#### Externally

The property is approached over the attractive driveway for the properties, this leads to a hammerhead providing allocated parking for 3 cars along with a car charging point. A gateway from the parking area opens to the large gardens which includes a central pathway, lawned to either side with an Indian stone patio can be directly accessed from the Living Room. A pedestrian driftway gives access to an enclosed and secluded walled courtyard garden area at the rear.

#### Services/Tenure

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

#### Service Charge

#### Viewing

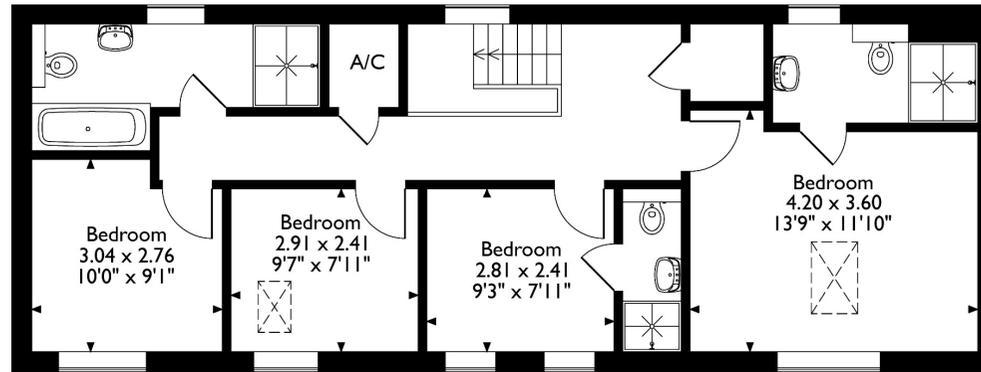
Via Cheshire Lamont Tarporley office.

#### Directions

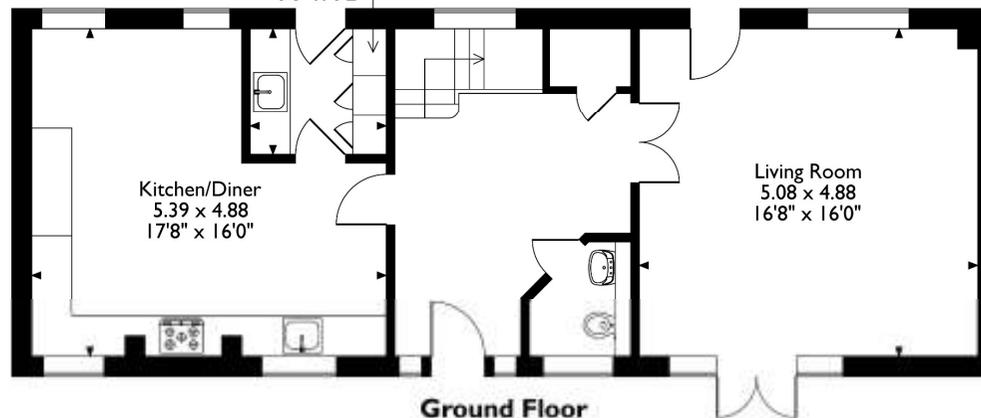
##### What3words : liberated.reputable.colder

From Tarporley proceed down the High Street turning right 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.



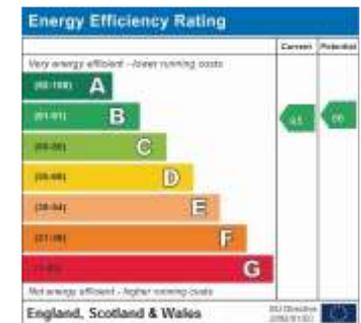


First Floor



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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