



**CHESHIRE  
LAMONT**

**Haughton, Nr Tarporley**

# 6 The Courtyard

Radmore Farm, Hall Lane, Haughton,  
Nr. Tarporley, Cheshire, CW6 9RJ

Being a large part of a former farm house and set within a quarter acre garden plot this well proportioned three storey, five bedroom family home is conveniently situated for both Bunbury Village and Nantwich town centre.

- Dining Hall, Sitting Room, Versatile Study/Playroom, Conservatory/Garden Room, Kitchen Breakfast Room, Cloakroom.
- Five spacious Bedrooms, 3 Bath/Shower Rooms (1 Ensuite).
- Feature Peckforton secondary glazed, lattice windows, situated within an attractive courtyard, generous garden plot extending to quarter of an acre, Double Garage.
- Conveniently situated for both Bunbury Village and Nantwich town centre.

## Location

6 The Courtyard is situated in Haughton, a rural hamlet surrounded by delightful countryside, yet within 5 minutes' drive of Bunbury, which is a thriving village offering good facilities for every day purposes including a co-operative general store with post office, doctor's surgery, coffee shop and highly regarded primary school. More comprehensive facilities are available at Tarporley a further 5 minutes' drive or alternatively the historic market town of Nantwich just 5.5 miles. Crewe Station is 10 miles away and Chester 17 miles.

## Accommodation

A timber front door opens to the **Entrance Hall** and in turn gives access to a spacious '**L**' shaped **Dining Hall 7.0m x 4.4m**, includes a staircase rising to the first floor and fitted book shelving. Doors off give access to the Living Room, versatile Study/Playroom, kitchen and a **Cloakroom** fitted with a low-level WC, wash hand basin and plumbing for washing machine

The **Living Room 5.9m x 3.4m** includes a feature exposed mellow brick chimney breast incorporating a Clearview log burning stove set upon a sandstone hearth. The Living Room communicates with the Kitchen Breakfast Room, Garden Room and versatile **Study/Playroom** which could be utilised as an additional reception room if desired **5.3m x 3.4m**. This has two exposed ceiling timbers, two large fitted desks, corner cupboard and filing cabinet cupboard



The **Kitchen Breakfast Room 5.9m x 3.4m** is extensively fitted with wall and floor cupboards. Equipment includes a fan assisted oven, dishwasher and undercounter fridge and freezer as well as a microwave. The work surface incorporates two sink units and a four ring ceramic hob. There is an antique pine fitted corner cupboard and ample space for a central breakfast table. The kitchen gives access to the **Conservatory/Garden Room extension 6.8m x 3.3m**. This overlooks the garden and has double doors opening onto the rear garden with ample space for dining and sitting.

To the first floor there are three bedrooms, one with Ensuite and one family shower room. **Bedroom One 5.9m x 3.3m** offers attractive views over the rear garden and beyond. There is a feature original cheese hoist, two fitted wardrobes and two exposed ceiling timbers. **The Ensuite Bathroom 3.8m x 1.6m widens to 2.7m** includes a bath with mixer tap shower attachment, wash hand basin set within a tiled surround with storage shelves beneath and a low-level WC.

**Bedroom Two 4.9m x 3.3m** is a further generous double bedroom with recessed area for a desk/dressing table. **Bedroom Three 6.4m x 2.5m** does have limited headroom in part and benefits from a walk in shelved storage cupboard/wardrobe. A Large **Shower Room 3.2m x 1.9m** (formerly a bathroom) is fitted with a large shower facility with fixed, walk around shower screen, pedestal wash hand basin and low-level WC.

The spacious **Second Floor Landing** with feature exposed king post roof truss, gives access to two further double bedrooms and a bathroom. **Bedroom Four 5.7m x 3.3m** maximum dimensions features include a vaulted beamed ceiling and attractive elevated views over the rear garden and countryside beyond which extend as far as the Peak District in the distance. **Bedroom Five 5.2m x 3.3m** (which is divided from the landing via a curtain and currently used as a store room) also has a feature vaulted beamed ceiling and partly exposed king post roof truss. Off the spacious landing there is a **Bathroom** fitted with a pedestal wash hand basin, panelled bath with power shower and low-level WC.

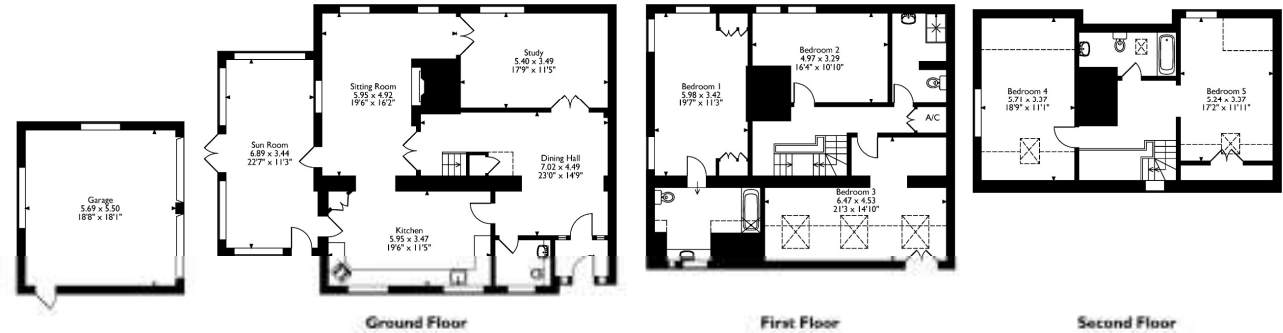
#### Externally

The property forms part of a courtyard development and was originally converted from the major portion of the original farm house. There is an attractive, car free, communal courtyard to the front with a central lawned area edged with cobbled pathways. The extensive gardens are situated to the rear of the property and are principally laid to lawn, incorporating a paved sitting/entertaining area and mature well stocked borders. A gravelled pathway runs through a wildlife garden with additional parking and a vegetable garden area beyond. **Double Garage 5.7m x 5.5m** with electric light, power points and sink with Triton hot water heater.





Approximate Gross Internal Area  
 Main House = 2799 sqft /260 sqm  
 Garage = 334 sqft/31 sqm  
 Total = 3133 sqft/291 sqm



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.

**Services**

Mains water, electricity, oil fired central heating, shared private drainage system for the development compliant to 2020 Regulations.

**Viewing**

Via Cheshire Lamont Tarporley office.

**Directions**

**What3words – roost.boils.allies**

From Tarporley proceed South on the A49 towards Whitchurch. Follow this road for 3 miles passing the turning for Bunbury village and at the crossroads for Spurstow (just prior to Panama Hatties) turn left into Long Lane. Proceed along Long Lane for just under 2 miles to the village of Houghton turning left into Houghton Hall Lane. Proceed along Houghton Hall Lane for 1.5 miles and Radmore Farm will be found on the left hand side.



**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

7 Chestnut Terrace  
 Tarporley  
 Cheshire CW6 0UW  
 Tel: 01829 730700

5 Hospital Street  
 Nantwich  
 Cheshire CW5 5RH  
 Tel: 01270 624441