



The Granary 2 Tawny Barns Huxley Tarporley

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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

- Large Welcoming Reception Hall with Cloakroom Off, well proportioned Living Room, versatile Sitting Room come Dining Room, Large 'L' shaped Kitchen Dining/Family Room, Utility Room
- Master Bedroom with Dressing Room and ensuite Bathroom, four Further double Bedrooms all with well appointed Ensuite Facilities
- Large landscaped gardens, sheltered and secluded walled courtyard garden, open fronted garage
- Underfloor heating throughout.
- 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

An oak framed storm porch sits above a glazed panelled front door. This opens to a spacious and welcoming **Reception Hall 5.6m x 4.0m** with oak and glass detailed staircase rising to the first floor, natural light floods into the reception hall from the landing above, a tiled floor within the reception hall continues into the understairs storage cupboard and a well appointed **Cloakroom**. Underfloor heating runs throughout the property.

Glazed double doors from the reception hall open to a spacious and versatile **Sitting/Dining Room 5.6m x 5.0m** this overlooks the gardens and is finished with an engineered oak floor, this continues seamlessly into the



well proportioned **Living Room 6.9m x 5.6m** which also overlooks the gardens and has a glazed panelled door opening to a walled courtyard garden area at the rear.

The 'L' shaped **Kitchen Dining Family Room 6.8m x 5.6m** is the hub of the house and has two feature windows (one floor to ceiling) in addition to a pair of glazed double doors opening onto the patio and gardens. The kitchen comfortably accommodates a circular 6 person everyday dining table as well as space for a couple of easy chairs and a coffee table. The kitchen extensively fitted with wall and floor cupboards including a breakfast/pantry cupboard complimented with quartz work surfaces along with matching centre island which also provides a 3 person breakfast bar. High Neff/Bosch appliances include a four ring induction hob, fan assisted Neff oven and microwave combi oven, fridge freezer, dishwasher and a wine chiller. Off the kitchen there is a **Utility Room** fitted with additional storage cupboards, undermounted sink unit to a quartz worksurface, space for washing machine and tumble dryer a back door gives access to the walled courtyard at the rear.

A light and spacious first floor landing gives access to five bedrooms (one of which could be utilised as a study if desired) all of which benefit from ensuite facilities and have feature vaulted ceilings to in excess of 3m (10') high. The stunning split level **Master Bedroom Suite 6.8m x 5.6m** includes a spacious **Bedroom Area 5.6m x 4.1m**, Dressing Room or alternatively a walk in wardrobe and a well appointed **Ensuite Shower Room** fitted with double ended bath, wet room style shower facility, wall mounted wash hand basin, low level WC, heated towel rail and heated tiled floor.

Guest Bedroom Two 5.6m x 4.9m narrowing to 3.5m is accessed via a Dressing Area and benefits from a well appointed **Ensuite Shower Room**. **Bedroom Three 4.8m x 4.2m** includes a further well appointed **Ensuite Shower Room**, built in wardrobe and has a feature 1.9m x 1.1m wide window overlooking the gardens. **Bedroom Four 4.2m x 3.0m** and **Bedroom Five 3.9m x 2.7m** share a 'jack and jill' Ensuite Wet Room.

Externally

Tawny Barns is approached via a Cherry Tree lined driveway, this leads to a private parking area for three cars for the Granary in addition to an open fronted **Garage 5.0m x 3.9m** with further parking space to the front. A gateway from the driveway gives access to an Indian paved stone pathway with generous lawned gardens to either side. A paved sitting/entertaining area is situated to the front of the property and can be accessed via double doors from the kitchen. A driftway to the side of the property gives access to the enclosed walled and sheltered courtyard garden to the rear this can be accessed from the kitchen via the utility room.

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.



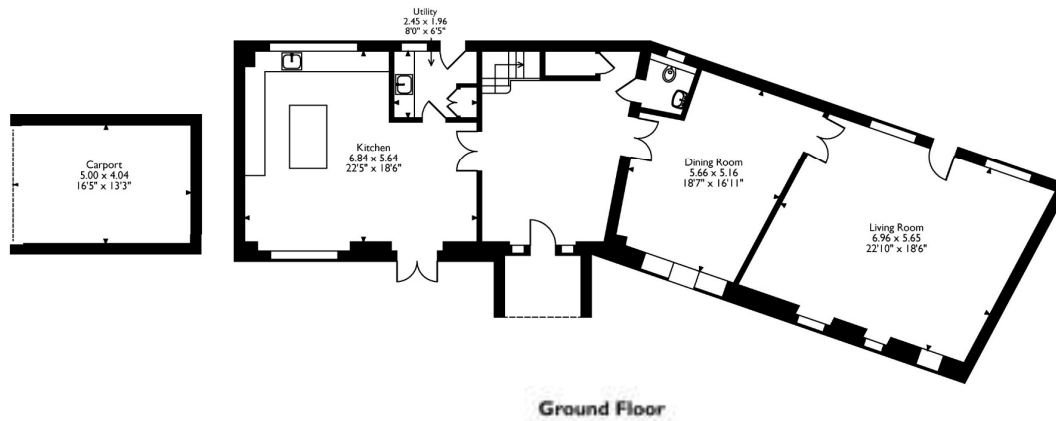
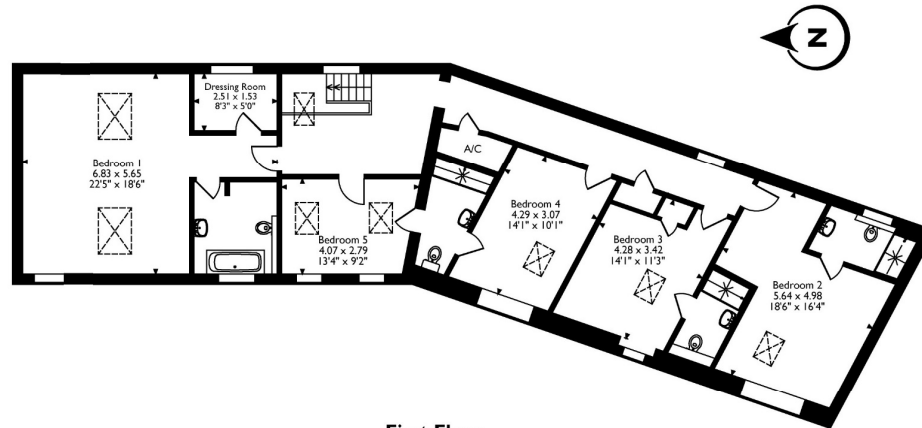
Services/Tenure

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

Service Charge

Viewing

Via Cheshire Lamont Tarporley Office.



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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