



Henhull Cottage
Tattenhall, Cheshire





Henhull Cottage

Burwardsley Road, Tattenhall
Cheshire. CH3 9NS

A delightful four bedroom country cottage in a desirable location with equestrian facilities; set within about 3 acres.

- C18 Historic Cottage Grade II Listed
- 4 Bedrooms, 2 Bath/Shower Rooms
- 3 Reception Rooms
- Breakfast Kitchen
- Reception Hall
- 2 Large Stables & 2 Pony Stables
- Tack & Feed Room
- Manege 40m x 20m
- In all about 2.983 acres

Tattenhall 1.2 m | Tarporley 6m |
Chester 9m | Liverpool 29m |
Manchester 47m



Situation

Henhull Cottage is located in an idyllic countryside setting on the outskirts of the highly sought-after village of Tattenhall, with good access to some excellent walks and rides along the Sandstone Trail. Tattenhall offers a good range of local amenities, including a butcher, pubs, general store, post office counter, hairdressers, restaurants, church, doctor's surgery and a thriving recreation club.

Tattenhall Primary School has been rated "outstanding" by Ofsted in 2012/2013. There are some excellent local secondary schools including Bishop Heber, Malpas and Christleton High School. King's and Queen's independent schools in Chester are also highly regarded.

The commercial centres of the North West are readily accessible via the M53 Motorway (within 10 miles) leading to the M56 and M6 networks. Chester Station provides a direct service to London, Euston, within 2 hours.

Description

Henhull Cottage is an appealing Grade II Listed property dating back to the 1750's. The property was once the Wheelwright's Cottage and whilst it retains many original features, including beams and Inglenooks, the property has been lovingly restored and enhanced by the present owners.

The property is located between the villages of Tattenhall and Burwardsley in prime Cheshire countryside. The property is approached along a pathway through the front gardens. Two French oak canopy porches under oak shingle roofing open into the kitchen and the reception hall respectively. At one end of the house is a pretty country kitchen fitted with oak cabinets, a range of integral appliances and quarry tile flooring. A stable door leads out to the front of the house. Off the kitchen is a dining hall, also having quarry tile flooring. At the heart of the house is a

charming beamed snug with multi-fuel stove within a brick fireplace with an oak overmantle and a quarry tile hearth. A large drawing room features a multi-fuel stove within a brick recess with quarry tile hearth and an oak overmantle, beamed ceiling and has space to accommodate a dining table. A sun room sits at the front of the house with lovely views across the front gardens and paddock beyond.

A polished turned staircase rises to a galleried landing leading to a large master bedroom with en suite, enjoying views over the stables, paddocks, manege and open countryside. At the opposite end of the house, served by a separate staircase, are 3 further good-sized bedrooms, all having views towards Beeston Castle and open countryside. A family bathroom has a bath with electric shower over, wash basin and WC. The property has attractive ledge and brace doors, double or secondary glazed windows throughout and numerous preservation works with guarantees. The property would ideally suit those with an equine interest, but also those requiring a country property with privacy, yet on the fringe of a thriving village and community.

Externally

A gated entrance leads off Burwardsley Road onto an outer driveway with further gates opening onto an extensive gravel driveway which sweeps round to a double carport. There is extensive parking with a separate area ideal for parking a horsebox. To the front of the house is a pretty lawned orchard garden with a variety of fruit trees, including pear, quince, cherry and apple and there is a large west facing terrace from where to enjoy the evening sun. To the rear of the house is a further enclosed lawned garden and kitchen garden with three raised beds. There are two timber storage sheds which share electricity and lighting with the carport, and two purpose-built dog kennels with runs. A most attractive circular summer house benefits from





power and light and provides a most appealing place to sit and enjoy the gardens.

Equestrian Facilities

The equestrian facilities sit to the south west of the house and include a professionally installed & fully drained 40m x 20m manege with a wood-chip surface and post & railed perimeter fence.

There are two large stables with two adjoining pony stables or general storage buildings. The stables are of timber construction with canopy and concrete floor which is currently rubber matted. The current vendors use the front of the stable yard as an all-weather turnout area along with a further pony turnout area having a small shelter.

Further outbuildings include a timber built hay barn and an elaborate vented log store.

Land

To the west of the manege is the larger of the two paddocks which is ring-fenced with stock-proof fencing, mature hedging, a water supply with trough and direct access onto the Burwardsley Road. The smaller of the two paddocks sits to the east of the manege, again ring-fenced and includes a two-bay field shelter on skids, a water trough and a disused field gate leading onto Dark Lane, which could potentially be re-opened.

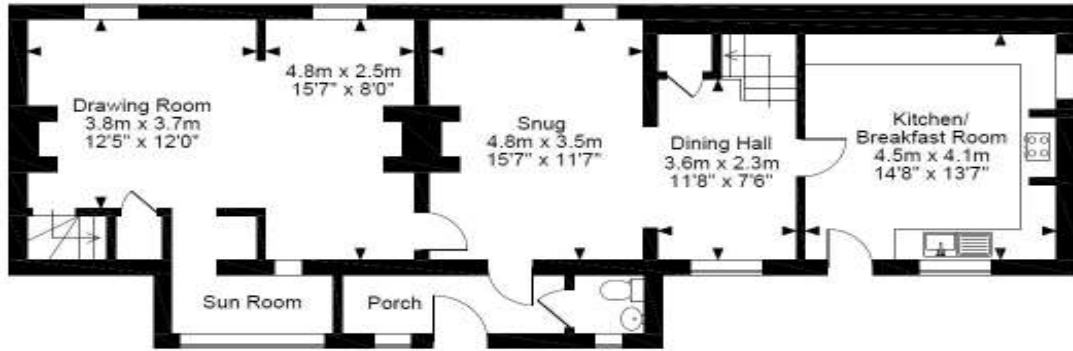
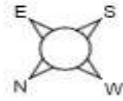
In all about 2.983 acres.

Directions

From the village of Tattenhall proceed along the High Street passing the “Sportsmans Arms” on the right-hand side leading onto Burwardsley Road. After approximately 1.1 miles, Henhull Cottage will be seen on the right-hand side, identified by the for sale board.



Henhull Cottage, Burwardsley Road, Tattenhall, Chester
 Approximate Gross Internal Area
 1837 Sq Ft/171 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Services

Mains water on low-cost agricultural rate.
Mains electricity.
Dual fuel central heating – LPG & wood-burning stoves providing heating and hot water.
Broadband connectivity.
Private drainage.
EPC rating D.

Fixtures and fittings

All fixtures and fittings, furniture, curtains, lighting, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Local authority

Cheshire West & Chester Council.
T: 0300 123 8 123.
Council Tax band E . TBC

Viewings

By strict appointment through either joint agent:

Jackson Equestrian Ltd

T: 01743 491 979 / 01928 740 555
E: info@jacksonequestrian.com

Fisher German LLP

T: 01244 409660
E: chester@fishergerman.co.uk



Address: Franks Barn,
Preston on Severn,
Shrewsbury, Shropshire, SY4 4TB

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Web: www.jacksonequestrian.com

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