



The Cottage
Haughton | Cheshire

The Cottage

Haughton, Tarporley
Cheshire CW69RG

A charming and spacious semi-detached cottage set within the rural hamlet of Haughton.

- An extended and improved property, perfect for family living.
- GF: entrance hall, living room, kitchen/breakfast, dining room, large utility, WC.
- FF: master bedroom with shower en-suite, 3 further double bedrooms with family bathroom.
- Bi-Fold doors from kitchen onto the patio area.
- Mature and secluded garden.
- Plenty of off-road parking.
- Studio cabin, currently used for existing owner's physio business.

Approximate distances in miles:
Bunbury 1m | Tarporley 5m | Nantwich 6m
Crewe 10m | Whitchurch 12m | Chester 17m
Manchester 40m | Liverpool 37m

Location

The Cottage is located in a rural position off Long Lane within the hamlet of Haughton. Although being a rural Hamlet, Haughton is only a just distance from the village of Bunbury, which is a thriving village and offers many day to day needs including a village shop and post office, doctors surgery, butchers, pubs and a well-respected primary school.



The nearby village of Tarporley and market town of Nantwich offer a wider range of independent shops and larger supermarkets along with highly regarded restaurants and pubs.

There are several highly regarded schools in the area, both primary and secondary schools located in Tarporley, Nantwich and Malpas. Further afield there are both private and comprehensive schools available, including the well-known Kings and Queens in Chester, The Grange in Northwich and Ellesmere College. Reaseheath College is located a short distance away and is one of the UK's leading land-based colleges with a wide range of courses.

In terms of transport links, the A49 is a less than 2 miles away and connects Whitchurch to Tarporley and beyond to Chester. Long Lane also links to the A534, which is the Wrexham to Nantwich road and beyond onto the M6. Nantwich has a well-connected train station linking Shrewsbury to Crewe, where further express trains to London, Liverpool and Manchester are available.

There are plenty of recreational facilities locally, including the two Macdonald Hotel's in Tarporley and Whitchurch, Carden Park Hotel and Golf Course, all providing a range of excellent facilities and highly regarded golf courses.

The area has plenty of sports clubs available, including Whitchurch and Nantwich Rugby Clubs, Tarporley Football club, Bunbury and Cholmondeley Cricket clubs and tennis facilities at Bunbury. It is a lovely area to explore with plenty of well know footpaths and public tourist venues to visit.





Description

The Cottage is a brick built, semi-detached property under a slate roof. It has been carefully extended to the rear to create a large living space, perfect for family living. This deceptively spacious property offers modern living accommodation mixed with original rustic features.

The position and location enjoy great views, a private and secluded garden and great links to local amenities.

The front entrance is via a feature oak framed porchway, perfect for storing logs and taking off wellies. The front door leads into the entrance hall and beyond into the large living room, which has fitted cupboards and shelves either side of the brick fireplace, slate hearth and log burner.

Adjacent to the living room is the dining room, which has a large handmade cupboard and shelf until and open shutter doors into the large kitchen/breakfast room. This room is the hub of the house and forms the open plan extension to the property. It has a stone floor throughout with feature beams, Bi-Fold doors leading onto the patio and large Velux windows allowing plenty of natural light into the room.



The kitchen has a range of units, Rangemaster cooker with electric hobs above and an adjoining pantry. Off the dining room is a large utility with a range of units, sink and plumbing for washing machines.

The first floor comprises a large master bedroom with walk-in wardrobes and shower en-suite. There are then three further double bedrooms and a family bathroom.

Externally

To the front of the property is a stoned driveway with plenty of room for two or more cars. To the rear is a large patio space and garden area, perfect for entertaining. The patio is accessed from a fenced off gate from the front or via the Bi-Fold doors to the kitchen.

There is a timber framed cabin, which has power connected and has been used as a physio therapist studio and office.

Services

Mains electricity and water

Private drainage via a septic tank

LPG fired boiler provides central heating and hot water.

EPC rating G

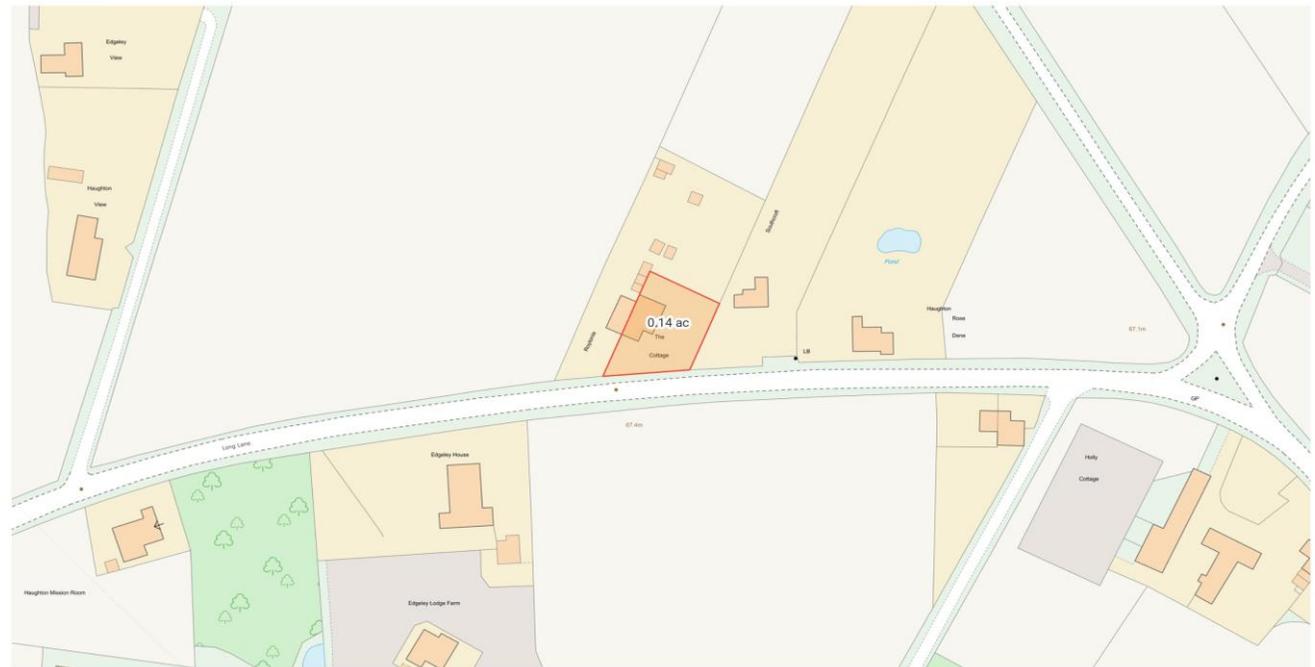
Local Authority

Cheshire East Council

Viewing

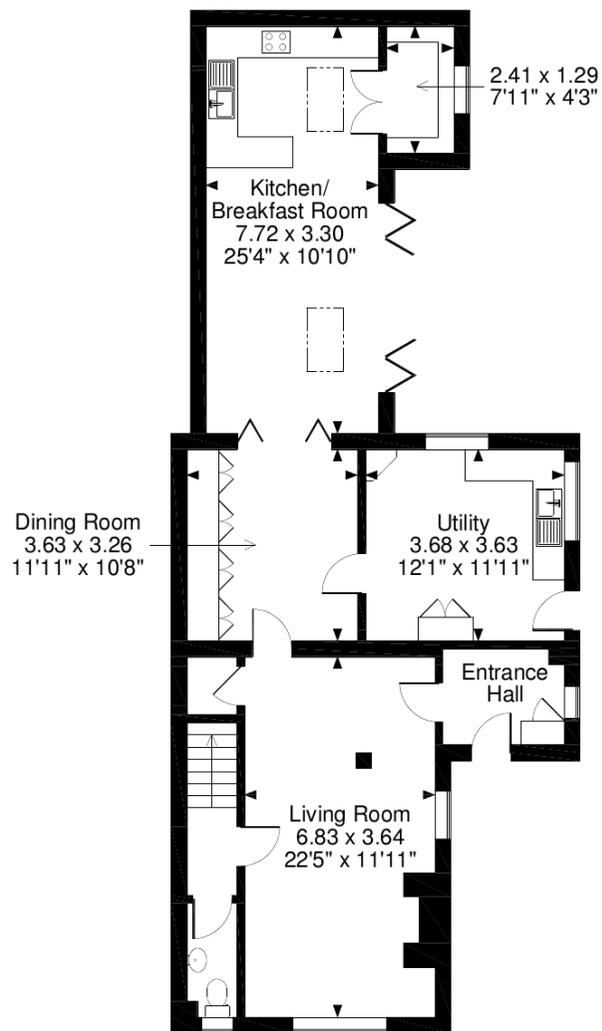
Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.

The Cottage , Haughton, CW6 9RG

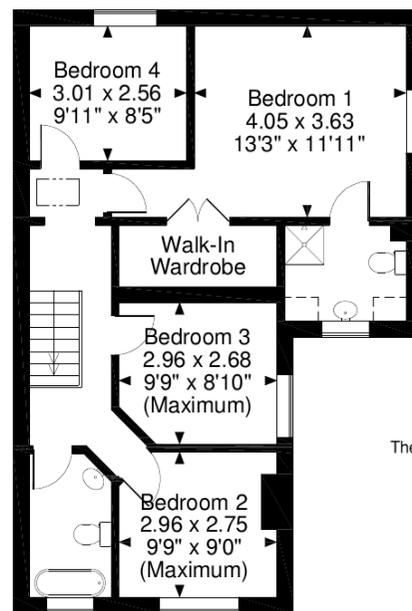


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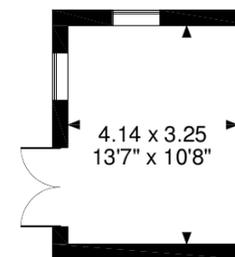




Ground Floor

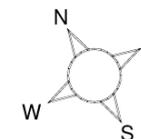


First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [Dashed line symbol] Denotes restricted head height
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The Cottage, Tarporley
Approximate Gross Internal Area
Main House = 1699 Sq Ft/158 Sq M
Outbuilding = 145 Sq Ft/13 Sq M



Shropshire (Head Office)
 Franks Barn
 Preston on Severn
 Uffington
 Shrewsbury, SY4 4TB
 01743 709249

Cheshire
 Handley House
 Norbury Town Lane
 Whitchurch
 Cheshire, SY13 4HT
 01948 666695

Website:
jacksonequine.com
jackson-property.co.uk

Email
info@jackson-property.co.uk

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