



## Hall Cottage, Hall Lane, Utkinton, Tarporley, CW6 0JQ



**£1,700 Per Calendar Month**

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Recently renovated, Hall Cottage offers charming accommodation within a three-bedroom detached farmhouse, set in a peaceful rural location just a short drive from Tarporley village. Available now! More images coming soon.

EPC rating E  
Council Tax Band F

## Description

The accommodation briefly comprises an entrance vestibule and hallway, a living room featuring an open fireplace, a separate dining room, a recently fitted kitchen, utility room, and a downstairs cloakroom. To the first floor are three well-proportioned double bedrooms and a family bathroom with both a bath and a separate shower cubicle.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles, a raised lawned garden to the front, and established hedgerow boundaries. To the side and rear is an extensive hardstanding area along with a detached single garage. The cottage enjoys far-reaching views across the Cheshire countryside.

## Location

Utkinton is a charming and highly desirable rural village in Cheshire, located just 2 miles north of the vibrant village of Tarporley. It offers a peaceful countryside lifestyle with picturesque views, extensive walking routes including access to the Sandstone Trail, and a strong sense of community.

Within Utkinton itself you'll find local amenities such as Rose Farm Shop, a popular destination with a café, delicatessen, butcher, post office and garden centre, and a well-regarded primary school, making it ideal for families and those seeking village life. Just a short drive away, Tarporley's Georgian High Street provides a broader range of services and facilities. Here you'll discover independent shops, cafés, restaurants and pubs, convenience stores, healthcare services, and both primary and secondary schools. The area blends traditional English village character with modern everyday conveniences.

The surrounding landscape is quintessential Cheshire countryside; rolling fields, farmland, and scenic walking routes with good access to outdoor attractions, local heritage sites and excellent transport links to Chester, Manchester, and beyond.