



'CHESTERS CORNER' | HUXLEY LANE | TIVERTON | CHESHIRE | CW6 9NB | GUIDE PRICE £640,000



A remarkable opportunity to purchase a distinctive, reimagined dormer style residence in the heart of a prestigious rural village.

Nestled in the charming village of Tiverton (designated conservation area), this delightful three bedroom, two bathroom extended detached residence offers a perfect blend of charm, comfort and modern living. With well-proportioned accommodation, this property is ideal for buyers seeking a tranquil rural lifestyle.

The charming property briefly comprises; Entrance Hall, Shower Room & WC, Living Room with wood burning stove, Conservatory, Formal Dining Room, Kitchen Breakfast Room with 'Quooker' tap & various integrated appliances, Utility Room, Bedroom Two, Bedroom Three. First Floor Landing, Bedroom One with Walk in Wardrobe, Bathroom.

The property is set in a highly desirable sought after idyllic locality close to both Beeston & Peckforton Castles, surrounded by picturesque countryside, yet it remains conveniently close to local amenities and transport links and towns and cities including Chester & Nantwich. Nearby Tarporley is known for its vibrant community and excellent schools, making it a desirable location for families too.

Inside, the property boasts a welcoming atmosphere, with ample natural light flowing through the living spaces. The layout is designed for both relaxation and entertaining, providing a warm and inviting environment. The sublime mature gardens offers a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. The rich tapestry of shrubs, plants and trees is breath taking, including lawns, Roses, Iris beds, climbing Wisteria & Clematis, Azaleas & Rhododendrons. The planted stone wall to the front is a fabulous feature which evolves throughout the seasons too. The stone paved driveway with car port provides space for approx. four vehicles.

This home presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its appealing features and prime position, this detached dormer style house is not to be missed.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich north on the A51 (towards Chester & Tarporley). Continue through Barbridge, Wardle, Calveley & Alraham. At the traffic lights by 'The Red Fox', turn left off Nantwich Road onto the A49 (signed Beeston & the Candle Workshop). Turn right into Huxley Lane where the property will be observed on the left hand side in the village.

LOCATION - TIVERTON

The village of Tiverton is a charming enclave of mainly period homes beautifully positioned within the conservation area, of varying architectural styles which enhance the delightful locality of 'Chesters Corner' immensely.

Although agriculture remains an important element of the local economy, tourism has also become more significant. The Ice Cream Farm, owned by Cheshire Farm Ice Cream, is in nearby Tattenhall whilst both Beeston Castle & Peckforton Castle are close by. The escarpment of Beeston Castle can be seen to the rear of the cottage, particularly in Winter, which offers a breathtaking vista.

AGENTS NOTE;

The sublime sought after village is an extremely desirable location to call home. Rarely do properties come to market particularly after several decades such as this enchanting residence. The property benefits from superfast broadband. Within easy walking distance is the village hall which offers various clubs etc including Bridge club, gardening & Pilates, the village offers a friendly village community. The U3A group is also in Tarporley (you can walk to the village cross country in approx 15 minutes), and Tarporley offers further super facilities.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL 13'4 x 8'6

A charming welcoming space with uPVC double glazed entrance door. Feature internal stained glass panel. Wood flooring.

SHOWER ROOM WC 6'0 x 5'10

Modern shower room with large walk in shower, pedestal wash hand basin & low level WC. Part tiled walls, uPVC double glazed window & tiled floor.





LIVING ROOM 19'10 x 11'7

Elegantly appointed and of super proportions, the living room enjoys a fireplace focal point with wood burning stove, ceiling coving, attractive uPVC double glazed corner windows & double opening doors to the Conservatory.

CONSERVATORY 11'8 x 9'0

Spacious and enjoying a most inspiring view of the garden, the Conservatory is the ideal spot to relax & socialise. Wood flooring, uPVC double glazed windows upon brick base.





FORMAL DINING ROOM 13'4 x 9'6

A glorious light well proportioned room with uPVC double glazed window to the rear with joyous garden outlook, ceiling coving.

KITCHEN BREAKFAST ROOM 19'10 x 8'11

Refitted approx 7 years ago, the highly tasteful kitchen boasts beautiful soft green units, breakfast peninsula, inset sink unit with 'Quooker' hot/cold tap, open & lift high specification integrated dishwasher, integrated eye level electric oven & separate microwave, hob with concealed extractor over.

Numerous ceiling light points, uPvc double glazed window to the front with glorious garden outlook, exposed brick wall, tiled floor throughout. Stairs rising to the first floor. Space for free standing fridge freezer. Door to Utility Room.





UTILITY ROOM 14'9" x 4'1"

A highly practical Utility Laundry Room with uPVC double glazed windows upon brick base & door to garden. Tiled floor, space & plumbing for appliances.





BEDROOM TWO 14'9 x 10'8

Spacious room with range of fitted wardrobes & uPVC double glazed window framed by pretty Wisteria.



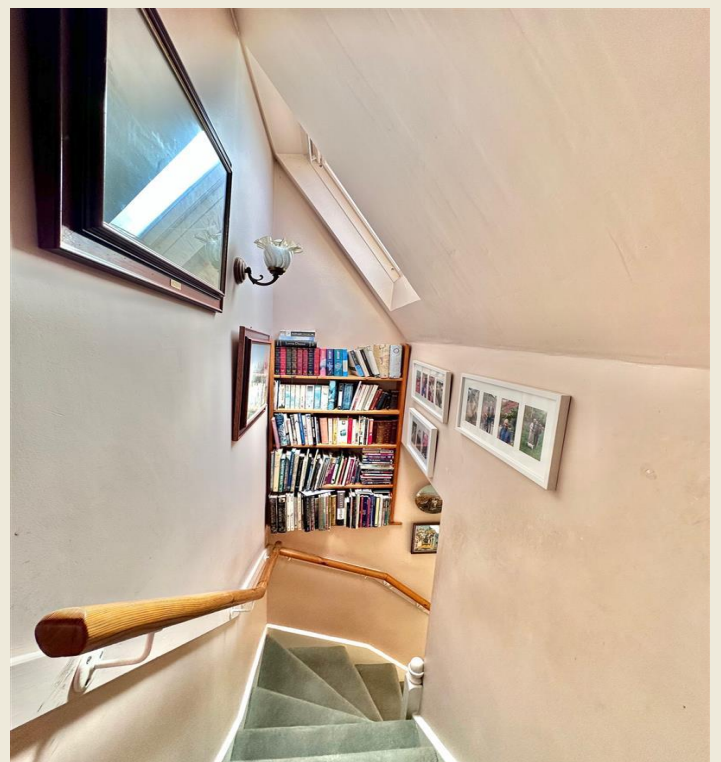
BEDROOM THREE 14'9 x 9'3

Built in wardrobe, uPVC double glazed window & wash hand basin.



FIRST FLOOR LANDING 9'3 x 7'6

Turned stairs with hand rail. Roof light & bespoke built in book shelves.





BEDROOM ONE 12'3 x 10'8

Pleasantly appointed of an excellent size & boasting a high degree of natural light, uPVC double glazed window.

WALK IN WARDROBE 7'1 x 6'0

Hanging & shelving. Door through to the left space.





BATHROOM 9'4 x 9'3

Well appointed in a charming country style with deep inset bath, twin wash hand basins & low level WC. Built in shelving, uPVC double glazed window.



EXTERIOR

The property stands in a sublime location surrounded by the most idyllic well established richly stocked gardens. There are few locations which rival the spectacular vistas the cottage has to offer and certainly for any discerning buyers looking for the epitome of country life. The cottage gardens are a gem with lawns, a plethora of plants, shrubs & trees and rambling Roses.

EPC RATING: D

COUNCIL TAX BAND: F

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Electric storage heaters. Private drainage (septic tank). NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.



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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

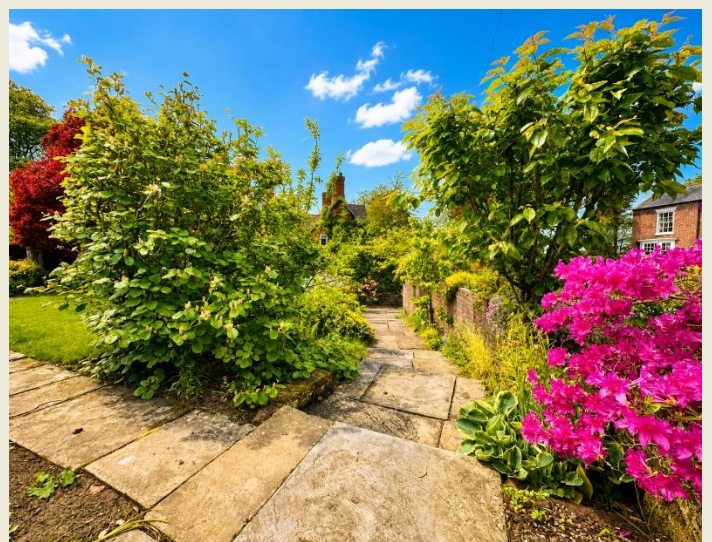
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"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

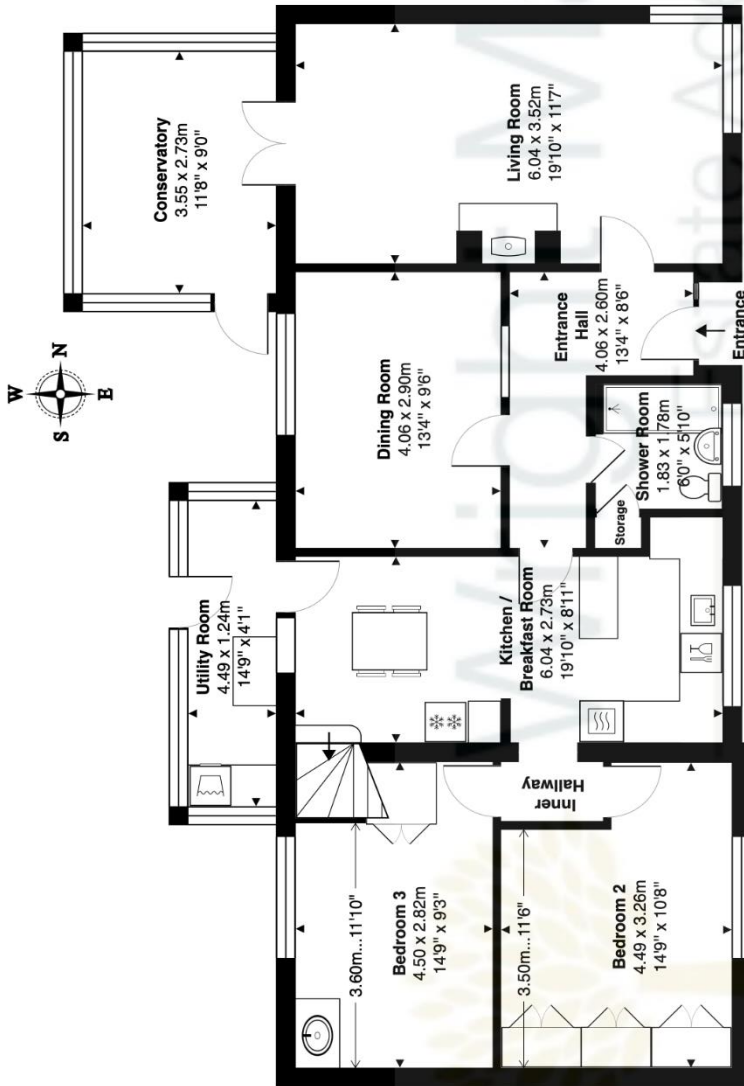
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!
** Contact one of our sales team today on , pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; , so we can discuss your requirements further **
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.

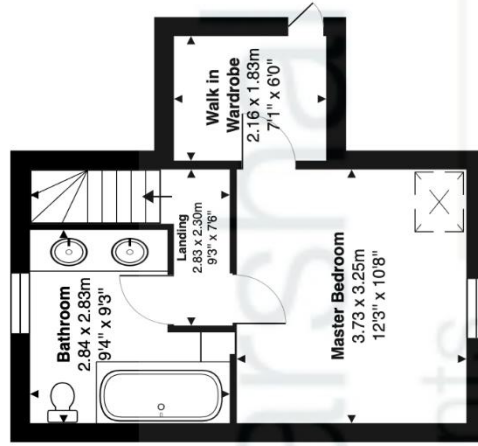








Ground Floor
Floor Area: 110.1 m² ... 1186 ft²



First Floor
Floor Area: 27.3 m² ... 294 ft²

CHESTERS CORNER, HUXLEY LANE, TIVERTON, TARPORLEY, CHESHIRE, CW6 9NB

Approximate Gross Internal Area: 137.4 m² ... 1479 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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