



Hoofield Hall Barns, Huxley, Chester



6 Hoofield Hall Barns, Hoofield Lane, Huxley, Chester. CH3 9DA

This deceptively spacious and well proportioned 4 bedroomed barn conversion built by award winning Cheshire Barn Homes is situated between Tarporley and Tarvin and finished to a particularly high specification, extending to approximately 2125 sq foot gross internal, with walled garden and open fronted car port to side.

- Large reception hall, 11m (36ft) magnificent open plan kitchen breakfast come living room, dining room, utility, cloakroom
- Master bedroom with walk-in wardrobe and en-suite shower room, 3 further bedrooms (two en-suite) and spacious family bathroom
- Attractive well-presented walled garden, two allocated car parking spaces in addition to an allocated open fronted garage/carport, and visitors parking

Accommodation

A glazed front door opens to a tiled entrance hall this leads into a spacious and welcoming Inner **Reception Hall 4.6m x 3.4m**, off the **Entrance Hall** there is a **Utility Room** and **Cloakroom**. The spacious **Reception Hall** has an Oak detailed staircase rising to the first floor and gives access to the stunning **11m (36ft) open plan Kitchen Breakfast/Living Room** and separate **Dining Room**. This provides a spacious **Living Area 6m x 4.4m** which overlooks and gives access to the attractive walled **Courtyard Front Garden**. The well-appointed **Kitchen 5.2m x 4.4m** is extensively fitted with handmade wall and floor cupboards supplied by the Cheshire Kitchen Company along with matching centre island which provides a 4 person breakfast bar complimented with granite worksurfaces. Appliances include a Quooker boil tap to the sink unit, 5 ring induction hob with extractor above, integrated double oven and grill. There is also a dishwasher, larder fridge and larder freezer. Off the kitchen there is a **formal dining area 3.4m x 4.1m** this comfortably accommodates an 8/10-person dining table and larger for an occasion.

To the first and second floors there are 4 bedrooms, one currently utilised as a study and 3 bath/shower rooms (2 en-suite) The **Large Master Bedroom Suite 7.8m x 4.4m** overall includes a **Spacious Bedroom area 5.6m x 4.4m** with walk in wardrobe off and well-appointed en-suite shower room. **Bedroom Three 3.4m x 3.4m** is a further good sized double bedroom situated opposite the well-appointed family bathroom. The **Bathroom** is fitted with free standing slipper bath, large quadrant shower enclosure, wash hand basin set within a washstand providing drawer units and storage cupboards, there is a low-level WC, heated towel rail and heated tiled floor. The Oak detailed staircase continues to the 2nd floor landing where there is a large under eaves storage cupboard.



Guest Bedroom Two 5.4m x 4m which has feature exposed original king post roof trusses and a further well-appointed **En-suite Shower Room. Bedroom Four 3.4m x 2.2m** is currently used as a **Study**.

Externally

A communal courtyard provides two allocated carparking spaces along with a visitors parking area available on a first come first served basis. Within the courtyard there is also an open fronted **Carport/Garage 5.6m x 2.5m** with **Garden Implement Store 0.5m x 1.6m** to the rear. The attractive well presented and maintained walled garden includes a **Sitting/Entertaining area 8.5m x 2.2m** with formal lawned gardens beyond edged with mature well stocked borders. To the rear of the property there is a further low maintenance sitting area laid to block sets which overlooks what the residents refer to as 'The Green' which is a raised lawn area retained with sandstone walling.

Services

Mains water, electricity, private drainage system for the development, compliant to 2020 regulations

Tenure Freehold

Annual Service/ Management Charge for all maintenance of communal areas £800 pa.

Directions

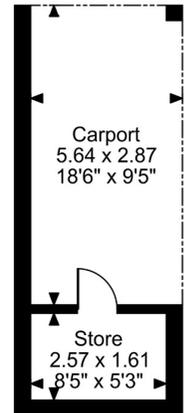
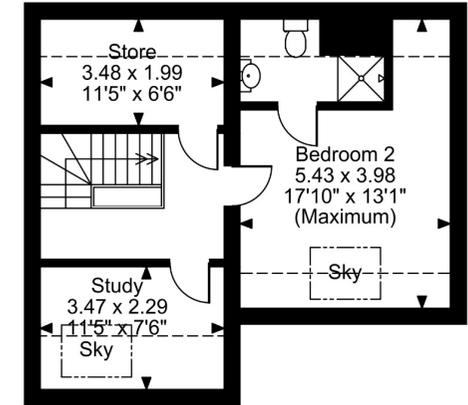
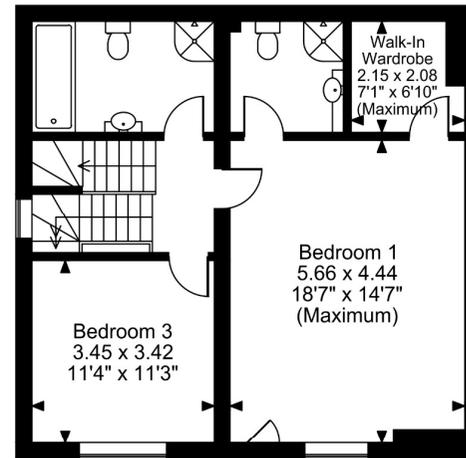
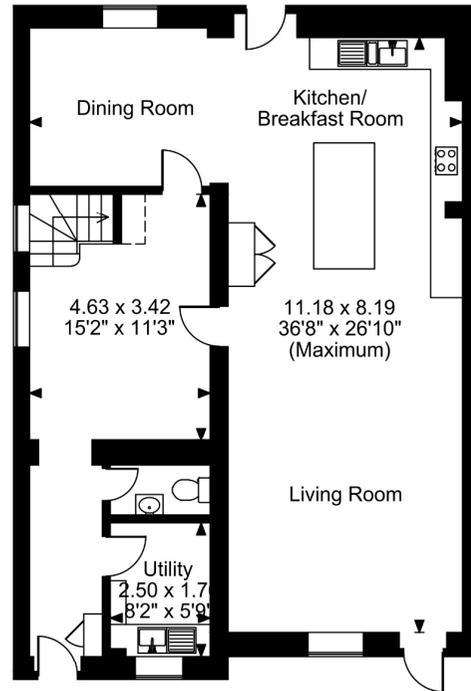
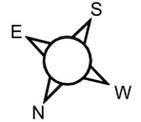
What3words fallen.standards.gamer

From Tarporley proceed in the direction of Chester on the A51 for approx. 2 miles turning L in the hamlet of Clotton immediately after the Bulls Head into Corkscrew Lane to the T junction at the end turning L towards Huxley and Hoofield Barns will be observed immediately on the L hand side.





Approximate Gross Internal Area
Main House = 2042 Sq Ft/190 Sq M
Store & Carport = 223 Sq Ft/21 Sq M
Total = 2265 Sq Ft/211 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8658859/SKL

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
 Tarporley
 Cheshire CW6 0UW
 Tel: 01829 730700

