



GREENCOTTAGE  
HUXLEY



## GREENCOTTAGE HUXLEY

Amidst the picturesque Cheshire countryside, discover the quiet comfort of Green Cottage, a spacious and elegant home, remastered by its current owners, in the peaceful village of Huxley.

Nestled close to the Chester canal and within easy reach of the towns of Beeston, Tattenhall and Tarporley, and on the cusp of the historic Roman city of Chester, Green Cottage enjoys a secluded setting along a leafy country lane. Sense the tranquillity upon arrival at Green Cottage, a private rural refuge.

A manual gate provide access to the spacious, gravel, hedge-lined driveway and parking area, where there is ample parking for five or more cars. There is also a double garage with electric up and over door, alongside an electric vehicle charging point.

Privately set back from the road, the mature borders, trees and planting cocoon Green Cottage, bestowing upon it a sense of separation from the wider world.



## RURAL REFUGE

A home renovated, relived and reimagined by the current owners, who, since 2015 have transformed the cottage whilst retaining its farmhouse feel.

Originally a farm cottage belonging to the neighbouring Green Farm, deeds connect Green Cottage to the year of 1869, yet the current owners believe its origins to predate this figure. Bought at auction in 1976 and extensively modernised and extended to an incredibly high standard in 1979, before being purchased and brought into the 21st century by the current vendors.

Behind the scenes works include an updated electrical fuse board, new boiler, the introduction of new, traditional style radiators, the installation of new patio doors, external and pitch pine internal doors and brand-new fascia boards and guttering alongside a damp-proof course.

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Internal remodelling work includes a brand new ensuite, bathroom and an extension - creating a porch and downstairs toilet, alongside new units in the boot room, whole kitchen updates and new appliances. Outside, new fencing, extensive landscaping (including Indian stone patios), a new septic tank with filtration system, a new garage door and extended driveway are but a few of the substantial upgrades made at Green Cottage.

## A WARM WELCOME

Make your way into the whitewashed porch, where quarry tiles underfoot add a country cottage ambience immediately as you step inside. With space for coats and shoes, make yourself at home, before opening the sage green, part glazed internal door and continuing through into the entrance hall.

Welcoming, homely and spacious, parquet flooring underfoot is timeless, whilst neutral walls and modern spotlighting add a crisp contemporary feel.

Freshen up in the downstairs WC, tiled underfoot and part panelled to the lower walls, with traditional style heated towel radiator and a wash basin.

Turning left, the entrance hall opens up to the good-size dining room, where parquet flooring continues and views open up over the countryside from the sliding doors which link to the conservatory beyond.





## SAVOUR THE VIEWS

Panoramic views extend over the garden and outlying countryside from the conservatory, a peaceful, large and light-filled oasis of calm, ideal for dining, relaxing and unwinding. Open the doors and step directly out onto the patio beyond to be instantly connected with the fresh country air, and where the views of garden and pastures take on the technicolour and surround sound only nature can supply.

Opening up off the dining room is the study (or potential 4th bedroom), an ideal space in which to work from home, currently served by 60 m/b Wi-Fi connections and fitted shelving, with views out over the driveway. Carpeted and warm, this room exudes country cottage comfort.





## FEAST YOUR EYES

Across the entrance hall from the dining room, feast your eyes on the traditional country kitchen at Green Cottage, where travertine tiles extend underfoot, and the rusticity of the home is celebrated within the exposed beams interspersed with spotlighting above.

Oak worktops provide plenty of preparation space, with ample storage within the cabinetry. Appliances include a ceramic double sink, with oven and induction hob. There is space for a freestanding fridge-freezer alongside plumbing for a dishwasher.

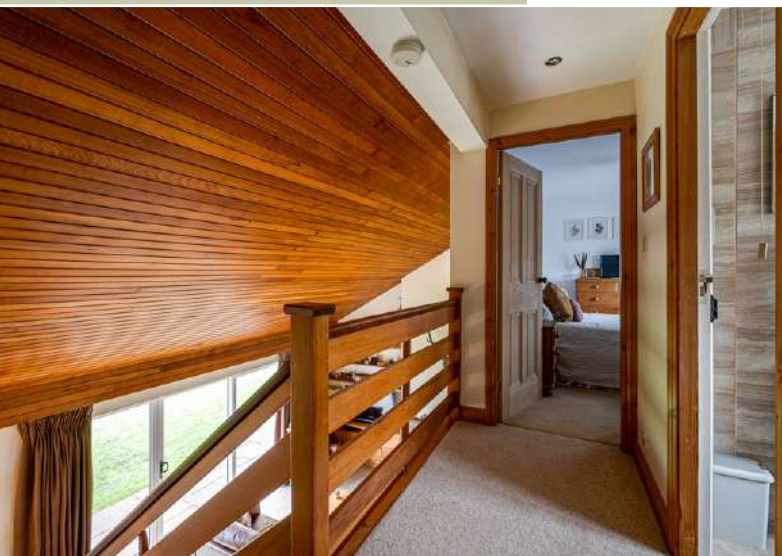
Tucked off the kitchen is a spacious utility room, with plumbing for a washer-dryer, further storage and access out to the garden, as well as front access to the driveway.





## RELAX AND UNWIND

Grand double doors open from the entrance hall ahead into the lavishly sized lounge, whose high vaulted cedar wood ceiling imbues an airy, yet cosy feel evocative of Alpine chalet comfort. Fitted pine shelving and cupboards provide plenty of built in storage, whilst the original working fire in its brick surround issues an abundance of warmth. Large, sliding doors serve as a canvas for the watercolour views that extend, uninterrupted, over the garden and fields beyond.



## OFF TO BED

From the lounge ascend the stairs up to the first-floor landing, turning left to arrive at the peaceful and private master bedroom. Light and bright, with impressive views out down the driveway, this cosy, quiet room offers plenty of storage with shelving and hanging rails.

Freshen up in the renovated ensuite, a substantially sized space with walk-in shower and double ended bath with showerhead attachment, where a built-in television to the tiled lower wall offers entertainment whilst bathing with mood lighting to enhance your experience. Retaining the country chic style seen throughout the home, fitted cabinets and storage feature beneath and beside the wash basin. There is also a heated towel radiator and a WC.

From the en-suite, there is also access via a drop-down ladder to a fully boarded loft, served by electricity and lighting.







## SOAK & SLEEP

Returning to the landing, make your way along to arrive at the family bathroom on the left, with heated towel radiator, demisting mirror and deep bath with showerhead attachment and overhead shower. There is also a wash basin and WC.

At the end of the landing, turn left to reach bedroom two, a serene and spacious sanctuary with ample space for a double bed, wardrobe and other furniture and offering views out in the direction of both Beeston and Peckforton Castles.

To the rear, bedroom three also provides a spacious haven for guests, with idyllic vistas over the garden and fields; great for wildlife watching.





## GARDEN OASIS

Outside, as much love and attention has been poured into the garden as into the home itself, with newly laid Indian stone patio stretching the width of the home, providing easy access and flow between indoors and out.

Savour the sublime sunsets over the lawn and fields beyond, marvel at the array of wildlife visitors to the garden and pond and grow your own in the greenhouse and vegetable patch. Those wishing to live 'The Good Life' can do so with space for a chicken run and a number of mature and productive fruit trees including damson, cherry, conference pear, crab apple, cooking and edible apples.

An idyllic home in which to raise children, with nature in abundance in your own back garden, youngsters can learn about wildlife, grow vegetables and even learn how to make apple juice, jams and chutneys.

Meanwhile, the large lawn is ideal for use as a football pitch, or for cricket or even to house a trampoline, above ground pool, and multiple tents.

A large, self-contained, two-room log cabin, built by the current owners, is ideal for sleepovers and visiting friends whilst also offering enormous potential. With its own toilet, Wi-Fi, insulation, electrics and heating to it, consider the potential for your own home gym, or business venture. It could also be used for Airbnb. There is also a large garden shed, pergola and log store.

*"Spring is stunning as the wisteria is blooming up the side of the house, the daffodils fill the garden, and the blossom on the fruit trees is beautiful!"*



*“This has been an amazing place for our children to grown up.”*



## ON YOUR DOORSTEP

Enjoy all the perks of life in a traditional Cheshire village at Green Cottage in Huxley, where across the road awaits the unique and inviting pub The Inn at Huxley, where every part of the decor is bespoke and handcrafted. Situated on the site of an old coaching inn (circa 1766), The Inn at Huxley serves up mouth-watering, locally sourced food. Better still, its attached deli sells everything from bread and milk basics to all the staples for your Christmas dinner.

Close by, in neighbouring Tattenhall, you can find a Chinese restaurant, pub, an Indian, a fish and chip shop and a coffee shop. Meanwhile, head into nearby Tarporley where there are a number of pubs and highly rated restaurants. Savour the cuisine and the spectacular views from the Sandstone Ridge right across to North Wales from the Pheasant in Burwardsley.

Explore the countryside that flows out from the front door at Green Cottage. Follow the public footpath off Huxley Lane across the fields and along the River Gowy, where otters have been spotted. The Sandstone Trail, one of the finest and most popular long distance walks in North West England, has also been voted by ITV viewers as one of ‘Britain’s Favourite Walks’. At 34 miles long and stretching from Frodsham to Whitchurch, it can be easily accessed just three miles from Green Cottage.

Delamere Forest with its myriad of trails is only six miles away. For a taste of culture, Beeston Castle, an English Heritage site, can be seen from the bedroom at Green Cottage. Chester, a historic roman city with Cathedral, amphitheatre, museums, City Walls, ancient rows, and most visited zoo in the UK is also a mere 20 minutes away.

Just four miles away, the picturesque village of Tarporley offers a bustling high street filled with a comprehensive range of facilities including pubs, cafes and restaurants, alongside numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Further facilities include a petrol station with Spar shop, health centre, dentist surgery, veterinary practice, community centre, three churches and several highly regarded primary and secondary schools.





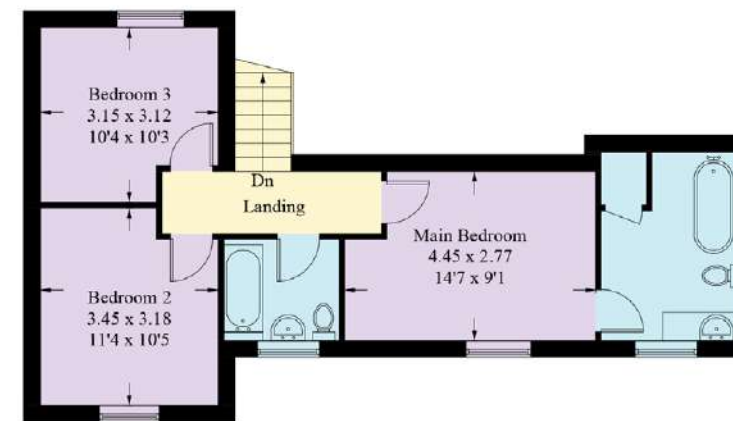
Also close by is the village of Tattenhall, only 2.5 miles away and served by a number of amenities and services including a school, church, Spar convenience store, butcher, chemist, doctors' surgery, coffee shop, pubs, café, restaurants and, on the fringe of the village a popular ice cream farm. Sports enthusiasts are well served by Tattenhall, whose sports club caters to cricket, tennis, netball, and also features a gym and squash courts with a croquet club also available.

Nestled in the heart of Cheshire countryside, Green Cottage offers the best of both worlds, with nearby links to the M53, M56, M6, A556, and A500, allowing commuter access to a number of commercial destinations including Chester, Wrexham, Warrington, Liverpool, Manchester and Crewe. Crewe railway station, conveniently situated within an accessible 17 miles, provides a service to London Euston within 1 hour 40 minutes. Liverpool and Manchester airports are both roughly 45 minutes' drive away.

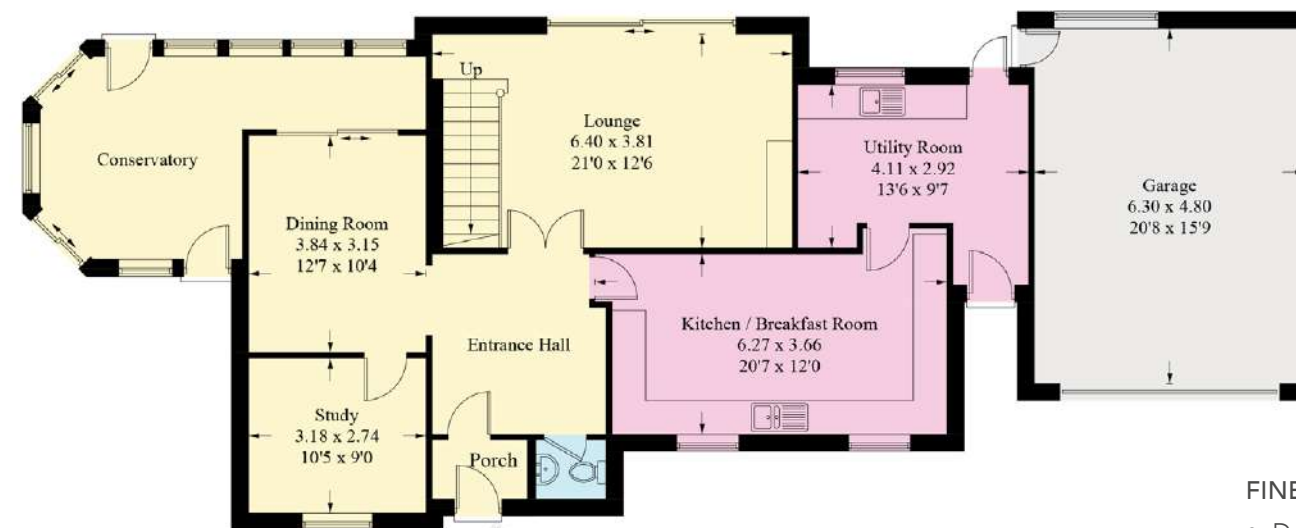
Families are perfectly placed at Green Cottage, with children afforded their pick of a number of outstanding schools in the local area. Huxley Primary School is within walking distance and offers a unique 'flexi-schooling' experience, where education is tailored to the individual. There are a number of other good state primary schools in Tattenhall, Dutton and Tarporley, with secondary schools at Bishops Heber in Malpas, alongside the Ofsted-Outstanding Christleton High and Ofsted-rated 'Good' Tarporley High. For independent schooling, local private schools in the area include Abbey Gate College, and the King's and Queen's schools in Chester.

With the space, seclusion and security to simply sit back and enjoy the simple things in life, you needn't step further from your own backyard to realise there's no place like home at Green Cottage, a dream home for a family who loves nature and wishes to live 'The Good Life'.

A beautiful, peaceful and happy haven from the hustle and bustle of the modern world, book your viewing for Green Cottage today.



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1022571)

# GREEN COTTAGE

## HUXLEY

Approximate Gross Internal Area = 163.6 sq m / 1761 sq ft  
 Garage = 30.3 sq m / 326 sq ft  
 Total = 193.9 sq m / 2087 sq ft



### FINER DETAILS

- Dating back to 1800s
- Freehold
- Water Treatment plant installed in 2020
- Oil central heating
- Cabin with electric, wifi, W/C an heating

# GREENCOTTAGE

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*presented by*



WHAT3WORDS: [yesterday.into.plenty](https://www.what3words.com/yesterday.into.plenty)

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