



# Higher Huxley Hall Estate

Red Lane, Huxley, Chester





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Red Lane, Huxley, Chester CH3 9BZ

Approximate distances

- Tattenhall – 2.5 miles
- Tarporley – 5 miles
- Chester – 7 miles
- Crewe Main Line Railway Station – 17 miles
- Liverpool – 30 miles
- Manchester Airport – 32 miles
- Manchester – 39 miles

**A rare opportunity to acquire a compact Estate comprising a substantial and attractive manor house, adjoining cottage, coach house and prime Cheshire agricultural land with tied accommodation for sale as a whole or in 4 lots**

## LOT ONE – Higher Huxley Hall

3 main reception rooms • Garden room • Breakfast kitchen • 6 bedrooms • 5 bath/shower rooms  
Garaging • Outbuildings • Beautiful mature gardens and grounds • Paddock • In all totalling approx 5.5 acres

## LOT TWO – The Cottage

Sitting room • Breakfast kitchen • 3 bedrooms  
3 bath/shower rooms • Outbuildings including former indoor pool

## LOT THREE – Coach House

Sitting room • Dining room • Kitchen • 3 bedrooms  
2 bathrooms

## LOT FOUR – The Farm

Approx 164 acres of high quality land  
Modern steel-framed general purpose building  
Tied 3 bedroom cottage



Chester  
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## Situation

Higher Huxley Hall enjoys a superb location in the heart of Cheshire with fine views across to Beeston Castle and the Peckforton Hills. The nearby village of Tattenhall offers a wide range of local shops and services, including general stores, post office, chemist, butchers as well as a number of restaurants and public houses. The primary school is rated as "outstanding" by Ofsted while the excellent Sports Club provides gymnasium and a wide range of individual and team sports and activities. The popular village of Tarporley is only 5 miles distance whilst the major commercial and administrative centre of Chester is only 7 miles. The major conurbations of Liverpool and Manchester, together with their respective airports, are within easy reach.

The area is renowned for its natural beauty and presents numerous opportunities for formal and informal recreation, including golf at Aldersey Green and Carden Park as well as other local courses, racing at Chester and Bangor on Dee and walking along the Sandstone Trail over the Peckforton and Bickerton Hills and in Delamere Forest.

## Lot 1 – Higher Huxley Hall (coloured red on the plan)

This historic manor house is believed to date in part from the 13th Century. The current house has evolved over the centuries with major remodelling having taken place in the reign of Queen Elizabeth I when a new Hall was built and existing fine Elizabethan staircase, believed to be made of "Armada" oak, was installed.

The Hall provides spacious and versatile accommodation with a wealth of character and many original features. The entrance lobby opens into a splendid reception hall from which the fine historic staircase rises to the other floors. Off the lobby is an office and cloakroom. From the reception hall double doors open into an elegant drawing room featuring a fine fireplace and leading into the garden room. The formal dining room and kitchen adjoin with the opportunity of opening into a large kitchen/living room by the removal of the dividing wall.



The stairs lead to the first floor where there are 3 bedrooms, 2 en suite bathrooms, together with a family bathroom. The second floor accommodation provides 3 further good-sized bedrooms, all with en suite facilities, together with a secondary bathroom or laundry room.

The gardens and grounds are a particular feature of the property comprising extensive lawns, well-stocked borders, ornamental plants, many fine mature trees, an orchard and kitchen gardens. There is an excellent stable building and grazing to the front and rear of the house. The total area of the property included in Lot One is approximately 5.5 acres.

## Lot 2 – The Cottage (coloured blue on the plan)

Formerly used as an annexe, The Cottage forms as a very attractive residence in its own right. It already has the benefit of separate services and with some minor modification it can be self-contained. The side entrance opens into a hall with adjoining WC and a door leading to the spacious sitting room with open fireplace and adjoining open-plan kitchen and living room, which overlooks the rear garden. The stairs rise to the first floor landing giving access to 3 bedrooms, all with en suite facilities.

At the side of the property there is an attractive enclosed courtyard, one side of which is formed by a large outbuilding formerly used as an indoor pool. The garden and small area of paddock, ideal for the creation of an orchard, lie beyond this building.

## Lot 3 – The Coach House (coloured green on the plan)

The detached Coach House is an attractive brick-built property sitting to the side and slightly forward of the Hall and Cottage. The accommodation comprises a spacious and light sitting room with adjoining fitted kitchen, dining room (currently used as a bedroom) and a downstairs bathroom. To the first floor are 3 bedrooms, family bathroom, shower room and utility.

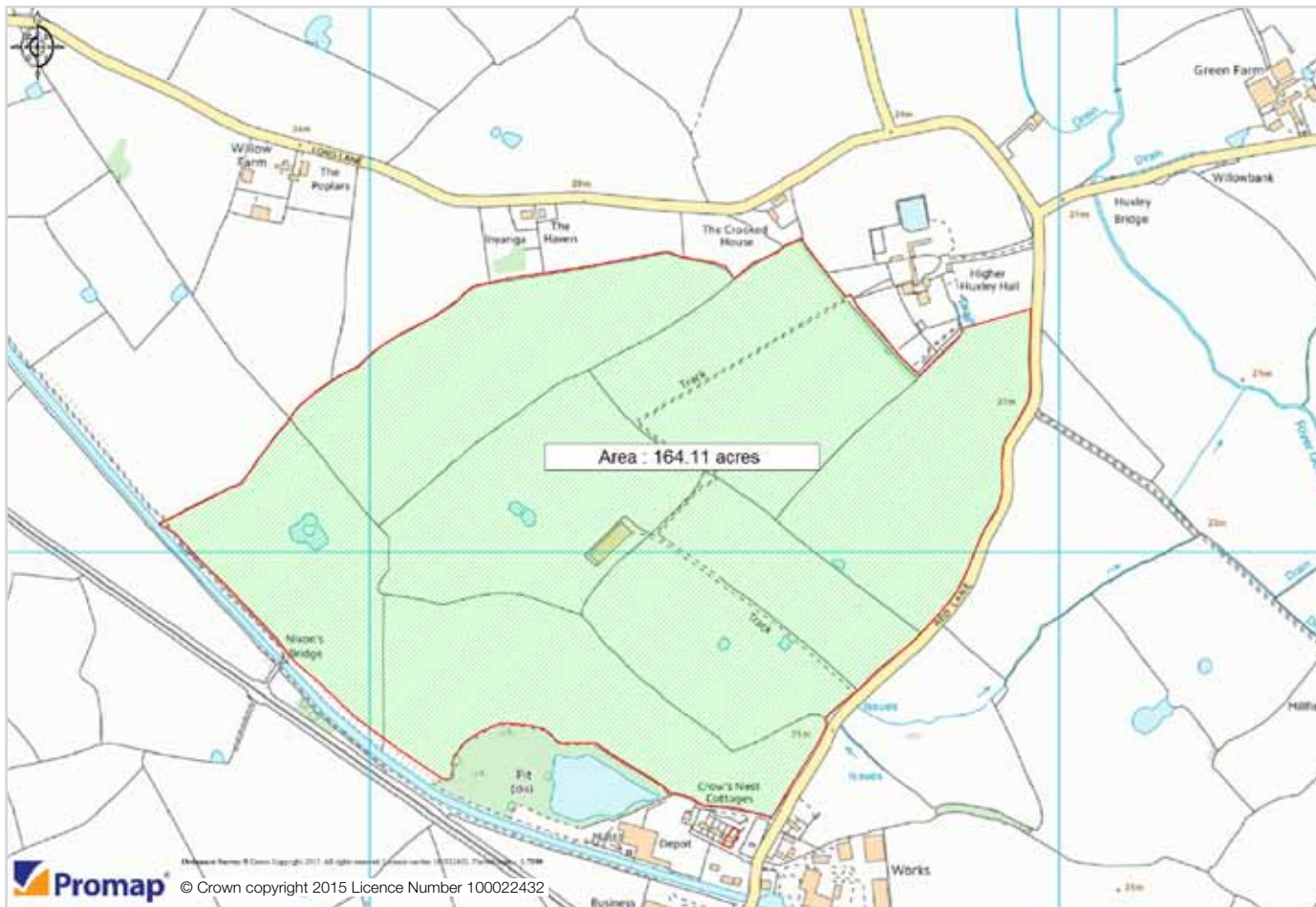
The Coach House has a pretty garden to the front and ample parking to the side.

**Agents Note: The vendor will give consideration to the amalgamation of lots 1,2, and 3.**

## Lot 4 – The Farm (see land plan attached)

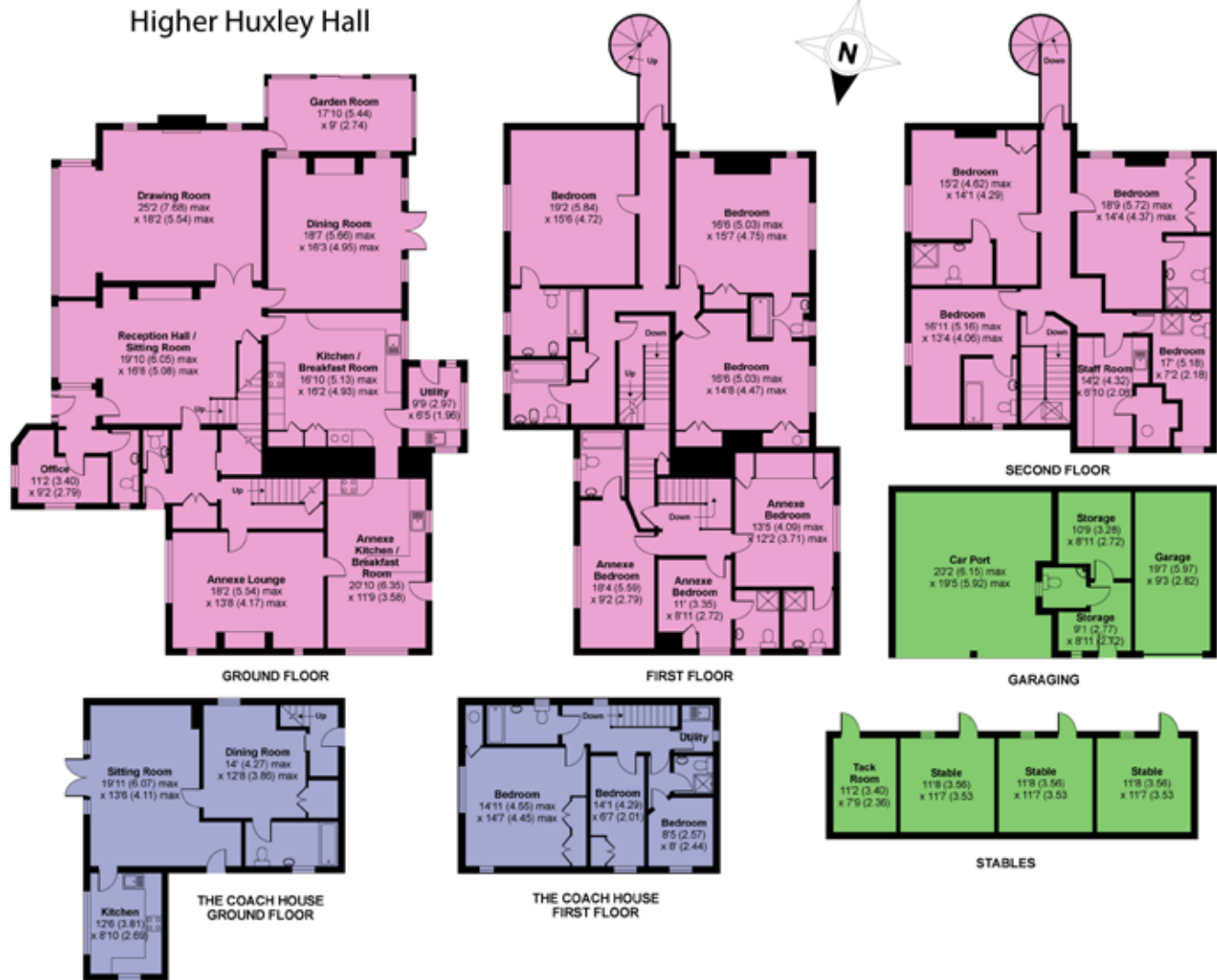
Higher Huxley Hall Farm extends to approximately 164 acres and is contained in a ring fence with extensive frontage to and access off Red Lane. Classified as Grade 3, the land is level, subdivided into usefully sized fields and capable of producing heavy crops of grass, as well as being ideal for both arable and root cropping. An internal hard road leads from Red Lane to a steel-framed general purpose building (220ft x 67ft) situated at the centre of the land and erected in 2009. The planning permission under which the building was erected also provides for the construction of a 3/4 bedroom dwelling, together with further agricultural buildings.

Included with the land is No 6 Crows Nest Cottages; a semi-detached, 3 bedroom/2 bathroom cottage ideally suited for accommodating an agricultural employee.



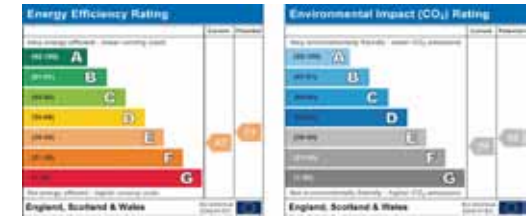
# Higher Huxley Hall Estate

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APPROX. GROSS INTERNAL FLOOR AREA 7950 SQ FT 738.5 SQ METRES (EXCLUDES OUTBUILDING, INCLUDES ANNEXE, GARAGE & COACH HOUSE)  
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Higher Huxley Hall



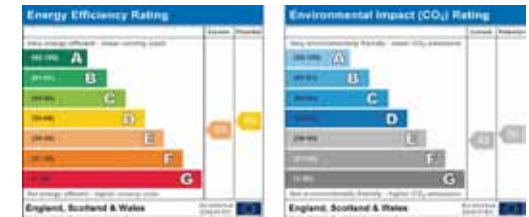
The Coach House



The Cottage



6 Crows Nest Cottages



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## Services

Mains water is available to all of the properties. In the case of the Hall, the supply is complemented by a private well. All of the houses are on private drainage and have oil-fired central heating.

None of the services, fittings or appliances, plumbing or electrical systems have been tested by the selling agents.

## Wayleaves, rights of way and easements

The property is being sold subject to all existing wayleaves, easements and rights of way whether or not specified within these sales particulars. There are no public rights of way recorded on the Definitive Map affecting the property.

## Basic Payment Scheme

The land is eligible for the Basic Payment Scheme and the entitlements will be transferred to the purchaser.

## Fixtures and fittings

All fixtures, fittings and furniture at the farmhouse, such as curtains, light fittings, garden ornaments and statutory are excluded from the sale. Some may be available by separate negotiation.

## Local authority

Cheshire West & Chester Council. T: 0300 123 8 123.  
W: [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk).

## Method of Sale

The freehold of the property is offered for sale by Private Treaty as a whole or in four separate lots. Consideration will be given to the amalgamation of lots. In the event that Lots One and Two are amalgamated, the vendor would give consideration to the grant of an Option or a right of pre-emption to acquire Lot Three at a future date. The Farm (Lot Four) will not be sold prior to the disposal of Lots One and Two.

## Directions

From Chester take the A41 south towards Whitchurch and after approximately 1.5 miles turn left into the village of Rowton after the garage into Moor Lane. Continue straight over the first crossroads, through Waverton Village and after a further 1.5 miles cross over the canal via Golden Nook Bridge. Immediately after the bridge follow the road round to the right into Long Lane and carry on for approximately 1.5 miles, after which the entrance to Higher Huxley Hall will be seen on the right-hand side.

## Viewings

Strictly by appointment through the selling agents Fisher German. T: 01244 409660; E: [chester@fishergerman.co.uk](mailto:chester@fishergerman.co.uk) or through the Joint Agents, Cavendish Ikin's Chester office on 01244 404040.



