



THE OLD CHAPEL, HAUGHTON, TARPORLEY, CW6 9RN



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# The Old Chapel, Haughton, Nr Tarporley, CW6 9RN

**Enjoying magnificent rural views, set in beautiful mature gardens, offering stunning two storey accommodation of considerable character and appeal - an individual detached Chapel conversion offering five bedroom, two bathroom and four reception room accommodation priced at a very competitive level**

Haughton is a beautiful semi-rural village that is conveniently positioned equidistant between the market town of Nantwich and the thriving Georgian high street of Tarporley. Within the village individual properties are continually in demand and the sale of this converted chapel is indeed a welcome addition to the market. The detached chapel conversion offers outstanding accommodation that is spread over two floors and stands in a mature, private and established plot with beautiful gardens and fantastic rural views to the front and rear.





The accommodation is large and extremely flexible with the obvious potential to adapt the living space to suit differing requirements. Throughout the chapel there is a splendid combination of period features and superb architectural features with a specification and layout most suitable for modern day requirements. The accommodation opens with an entrance porch that gives access to a ground floor cloakroom and leads to the principal reception hall. The reception hall is in itself a spectacular feature of the property having a galleried aspect to the first floor and creating an immediately welcoming, spacious and light first impression. Double doors from the hall lead to a very large living room with an open fireplace as its focal point. Half panelled walls, bespoke shelving and aspect over the rear garden. There are three further doors off the entrance hall, one that leads back into the entrance porch, the other to the study/office and one to the dining room. The study/office has been fitted out with an extensive range of furniture ideal for its purpose and this is

included within the sale price. The dining room is of a good proportion and lies immediately adjacent to a delightful breakfast kitchen. The breakfast kitchen has been fitted out with high grade materials including granite preparation surfaces and splashbacks, five ring range cooker and fully tiled floor. There is space within the breakfast kitchen for a table and chairs if required. Completing the ground floor accommodation is a delightful sitting room that has wooden flooring, exposed brick open fireplace and a window that overlooks the rear garden.

At first floor level the fabulous, interesting and unique accommodation continues. The galleried landing is very special as not only does it have wooden flooring but also a bespoke feature bookcase, exposed beams and windows that overlook wonderful far reaching views to the rear. Access via the bookcase leads to an inner landing which in turn gives access to the principal bedroom, bedroom four and a family bathroom.



The principal bedroom overlooks the wonderful views to the rear and has an en-suite facility. Bedroom four is still in itself a good size and the family bathroom being comprehensively equipped. On the other side of the house accessed from the galleried landing there are three bedrooms with bedroom two being a particular highlight having a large feature window to the front and built in wardrobes. The two further bedrooms are smaller singles but still valuable space that can be adapted to suit individual needs.

As already mentioned the external environment is a great feature of the property with there being ample off road parking via a cobbled driveway. A garage and a beautiful rear garden that has been landscaped and designed so as to incorporate manicured flower beds and borders, a range of individual trees, areas of lawn, spaces suitable for alfresco dining and of course the wonderful rural views.

This unique property that combines a powerful combination of a large square footage, a good specification, excellent rural views, terrific gardens and a super location that is rural in its feel yet within walking distance of a highly regarded public house and located to Cheshire's most popular destinations in Nantwich and Tarporley. Priced at a competitive level - a viewing is thoroughly recommended.





## LOCATION

Haughton is a very attractive semi rural village only five minute's drive from Tarporley village centre, ten minutes from the centre of Nantwich and one mile from Bunbury Primary School. Haughton lies in close proximity to Bunbury - a peaceful village with the convenience of a large Co-op convenience store, butcher, two public houses and a beautiful historic church which dates back over 1,000 years. There is also a cricket club and state of the art medical centre. Of particular note is Bunbury Primary School that enjoys an excellent reputation for academic excellence and is aided by the Worshipful Company of Haberdashers. Bunbury Primary School also feeds into Tarporley High School.

The nearby village of Tarporley provides a wider range of amenities and the whole area is well placed for the business traveller with many commercial centres including Manchester, Liverpool, Crewe, Warrington and Nantwich, all being found within comfortable commuting distance.

Railway stations can be found at Crewe, Chester and Nantwich, with London readily accessible from Crewe. Manchester and Liverpool Airports are found within a maximum of an hour's drive. For those with an interest in historical cities, Chester city centre can be reached in approximately 20 minutes. For those with leisure pursuits there are many golf clubs in the area whilst the Sandstone Trail at Bickerton is ideal for those with a love of walking and the outdoors.





#### ENTRANCE PORCH

7' 11" x 5' 11" (2.41m x 1.8m) Tiled floor and window to side.

#### CLOAKROOM

8' 11" x 4' 3" (2.72m x 1.3m) Wooden flooring, low level WC, pedestal washbasin with mixer tap, window to front and radiator.

#### ENTRANCE HALL

Wooden flooring, stairs to First Floor, understairs storage, exposed beams, half panelled walls and radiator.

#### STUDY/OFFICE

11' 10" x 6' 11" (3.61m x 2.11m) Window to rear, bespoke shelving and book case, half panelled walls, exposed beams and radiator.

#### LIVING ROOM

11' 10" x 6' 11" (3.61m x 2.11m) Access via double doors from Entrance Hall. Wooden flooring, open fireplace with tiled surround and marble hearth, half panelled walls, bespoke shelving, windows to side and rear and radiator. Double doors leading into Store Room with window to side.



#### DINING ROOM

13' 7" x 10' 0" (4.14m x 3.05m) Accessed via Entrance Hall. Wooden flooring, window to front and radiator. Door to sitting room.

#### SITTING ROOM

13' 7" x 10' 2" (4.14m x 3.1m) Wooden flooring, exposed brick open fireplace with tiled hearth and window to rear.





### BREAKFAST KITCHEN

20' 8" x 9' 8" (6.3m x 2.95m) Accessed via Dining Room. Tiled floor, fitted with a range of wall and base units comprising cupboards and drawers. Base units with granite work surfaces over and granite splash backs. Inset stainless steel one and a half bowl sink unit with mixer tap. Inset five ring range cooker with extractor mantle over. Space and plumbing for American style fridge/freezer, built-in dishwasher, inset downlighters, window to front, double doors to rear and radiator.







## FIRST FLOOR

### GALLERIED LANDING

Wooden flooring, bespoke feature book case, exposed beams, window to rear and radiator.

### INNER LANDING

Accessed via secret door in bespoke bookcase. Wooden flooring and loft access.

### BEDROOM ONE

13' 1" x 10' 9" (3.99m x 3.28m) Window to rear, eaves storage, exposed beams, built-in wardrobe and radiator.

### EN-SUITE SHOWER ROOM

10' 9" x 5' 1" (3.28m x 1.55m) Wooden flooring, half tiled walls, low level WC, pedestal washbasin with mixer tap, fully tiled shower unit with drencher head over, window to front, exposed beams and wall mounted heated towel rail.

### BEDROOM FOUR

9' 10" x 9' 9" (3m x 2.97m) Exposed beams, window to rear and radiator.

### FAMILY BATHROOM

9' 10" x 7' 3" (3m x 2.21m) Low level WC, pedestal washbasin with mixer tap, panelled bath with tiled splash back, exposed beams, window to front, eaves storage and radiator.





### BEDROOM TWO

20' 4" x 11' 9" (6.2m x 3.58m) Feature window to front, built-in wardrobes, exposed beams and radiator.

### BEDROOM THREE

9' 5" x 7' 10" (2.87m x 2.39m) Window to side, exposed beams, wooden flooring and radiator.

### BEDROOM FIVE

9' 10" x 6' 6" (3m x 1.98m) Window to rear, exposed beams and radiator.

### EXTERNAL

To the front of the property is a cobbled driveway that provides off road parking for several vehicles and also leads to the garage.

The beautifully landscaped gardens to the rear are mainly laid to lawn with well-stocked and manicured flower beds and borders, range of individual trees,

undisturbed views across open farmland and hedged boundaries creating outstanding levels of seclusion and privacy.

### GARAGE

Up and over door, light, power, door to rear and service pit.

### SERVICES

We understand that mains water, electricity, oil central heating and private drainage are connected

### VIEWING

Viewing by appointment with the Agents Tarporley office

### TENURE

We believe the property is freehold tenure



## ROUTE

From our office in the centre of Tarporley take a left turn out of the village in the direction of Nantwich and proceed until reaching a junction with the A49. At this point turn left onto the A49 and upon reaching the crossroads with the Red Fox Public House on your right, take a right turn. Proceed through the village of Beeston and having passed The Wild Boar Hotel on the left hand side continue straight on. Before reaching Panama Hatties on the right hand side take a left hand turn onto Long Lane. Proceed along Long Lane for approximately a quarter of a mile, follow the road round to the right having passed the Yew Tree Pub on the left hand side. Continue along following the road around until eventually reaching a very sharp left hand bend, proceed straight on for approximately one mile whereupon the subject property will be found on the right hand side clearly identified by a Wright Marshall for sale board.

### Energy Performance Certificate

**The Old Chapel, Haughton, TARPORLEY, CW6 9RN**

<b>Dwelling type:</b> Detached bungalow	<b>Reference number:</b> 2738-7013-7295-3365-4900
<b>Date of assessment:</b> 27 May 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 31 May 2015	<b>Total floor area:</b> 227 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,093</b>
<b>Over 3 years you could save</b>	<b>£ 1,137</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 579 over 3 years	£ 291 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> <b>You could save £ 1,137 over 3 years</b> </div>
Heating	£ 4,746 over 3 years	£ 4,314 over 3 years	
Hot Water	£ 768 over 3 years	£ 351 over 3 years	
<b>Totals</b>	<b>£ 6,093</b>	<b>£ 4,956</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #a1887f; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #c8e6c9; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffcdd2; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffe0b2; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ffcdd2; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #f8bbd0; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: none;">Current</td> <td style="border: none;">Potential</td> </tr> <tr> <td style="text-align: center; font-size: 2em;">58</td> <td style="text-align: center; font-size: 2em;">81</td> </tr> </table>	Current	Potential	58	81
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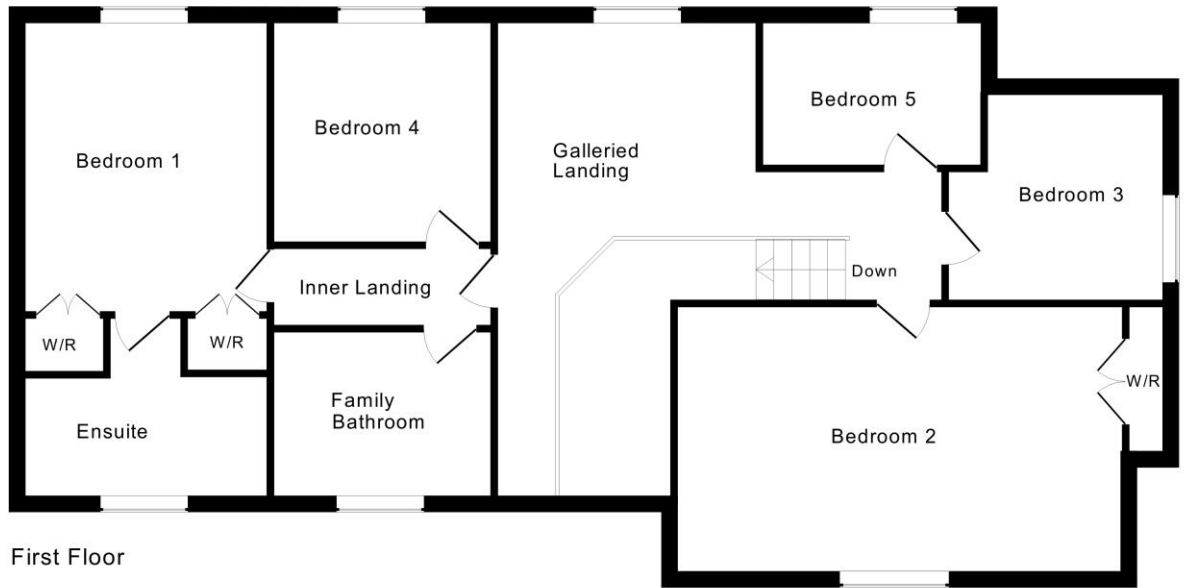
The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

#### Top actions you can take to save money and make your home more efficient

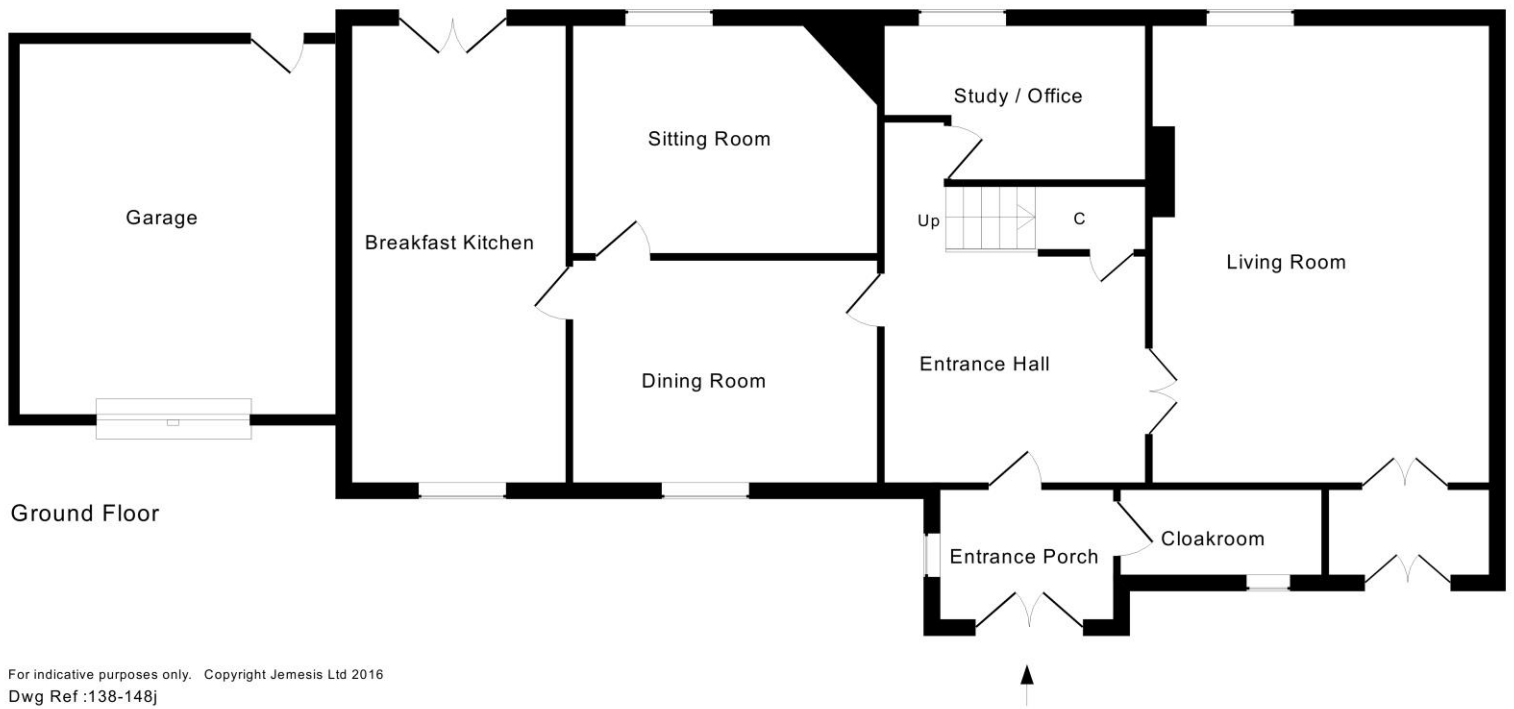
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 411	✔
2 Low energy lighting for all fixed outlets	£80	£ 219	✔
3 Hot water cylinder thermostat	£200 - £400	£ 294	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



First Floor



Ground Floor

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