



Higher Huxley Hall
Red Lane | Huxley | Near Chester | CH3 9BZ



Seller Insight

“ This extremely impressive manor house, which is enveloped by just over six acres of beautiful grounds, enjoys a splendid rural location not far from the historic city centre of Chester. “We believe that the origins of the house can be traced as far back as the 13th Century,” says Jeremy, “but large wings were added in both Elizabethan and Georgian times, so it’s now a lovely big family home that contains some rather unique features. It’s believed that the staircase is made from wood which was taken from the Armada ships, and at the top of the stairs there’s the remains of a door which would have been used to keep out highwaymen. There is also a lot of beautiful wood panelling and some lovely open fireplaces; it’s bursting with character.”

“We purchased the house fifty years ago, and at that time it’s fair to say that it was in a bit of a sorry state and in dire need of an awful lot of TLC. Over the years, bit by bit, we’ve renovated the entire property and it’s now very beautiful throughout. The rooms are all generously proportioned with lovely high ceilings and the whole house has a very warm feel; it’s a very comfortable home.”

“Within the grounds we have two paddocks, a field and an area of woodland, so we’re never short of logs for the fires,” continues Jeremy. “The rest of the grounds are formal gardens with raised beds and lots of mature shrubs, so it’s very easy to maintain, and as we’re surrounded by all of this glorious countryside there’s not only a wonderful feeling of privacy, but it’s also very peaceful.”

“The house has a great many impressive rooms, but my favourite is one that’s situated right at the top,” says Jeremy. “For many years I used it as a study because it’s away from the hustle and bustle of the rest of the house, very peaceful and it takes in the most glorious views.”

“It’s the views and the peaceful nature of the setting that I love most,” says Jeremy, “it’s absolutely idyllic. However, the bus stops at the bottom of the road, we’re surrounded by some lovely villages and Chester is just a short drive from here, so we’ve never felt isolated. It’s enabled us to enjoy the best of both worlds.”

“Within the grounds we also have a large Coach House,” says Jeremy. “It was built twenty-seven years ago, but it has been newly refurbished, and is available through separate negotiation.”

“The children have all flown the nest, so my wife and I find that we tend to rattle around the place now, but we’ll be upset to leave,” says Jeremy. “We’ve put a lot of love and effort into making this house the lovely home it is today, and we know we’ll never find another quite like it.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Higher Huxley Hall

An outstanding and renowned manor house in this increasingly popular residential location convenient for Tattenhall and Tarporley with the particular benefit of far reaching views, set in a superb mature garden and providing excellent and adaptable accommodation with ancillary accommodation suitable for a dependent relative.

The accommodation briefly comprising:-

Reception Hall and Three Reception Rooms all with fireplaces. Garden Room, Kitchen/Breakfast Room, Utility Room, Utility and Boot Room, Cloakroom with W.C. and Office.

First and Second Floor Accommodation Providing:-

Seven bedrooms all with en suite facilities. Dressing Room, Nursery, Study and Box Room

Garage Building also providing general and utility storage.

Stable Block with three stables and tack room.

All set in 6.30 acres including garden, grounds and paddocks to front and rear.

Further outbuildings including former indoor swimming pool

Detached three bedroom Coach House available by separate negotiation.

LOCATION

Higher Huxley Hall enjoys a superb location in the heart of Cheshire with fine views across to Beeston Castle and the Peckforton Hills. Huxley is a beautiful semi-rural Village that has a highly regarded Primary School. Some of the finest views in Cheshire can be seen from various points within the Village and it also lies in close proximity to both Tarporley and Tattenhall. The nearby village of Tattenhall offers a wide range of local shops and services, including general stores, post office, chemist, butcher 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.

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops including convenience stores, banks, fashion boutiques, cafes, restaurants, public houses and also has the benefit of a Doctors Surgery and Churches.

The village is also renowned for its excellent educational facilities with Tarporley Primary and High School being within a short distance of the property and many other outstanding educational establishments in both the state and the private sector being located in the surrounding villages.

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

DESCRIPTION

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 the 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 adjoins the kitchen/breakfast room and from the kitchen additional accommodation is approached from the boot room to the snug and inner hall, rear staircase and additional cloakroom with w.c.

The Elizabethan staircase leads from the reception hall to the first floor accommodation with a principal bedroom, en suite bathroom and dressing room, three further bedrooms and nursery all with en suite facilities. The second floor accommodation provides additional bedroom accommodation, study, staff accommodation and box room.

The property is approached from Red Lane via a private driveway which is flanked by an original historic cobbled driveway and this leads to the garage building also providing general and utility storage. The private driveway is principally gravelled and leads to the front entrance of Higher Huxley Hall and extensive parking.

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 is approximately 6.3 acres.







Step outside

Higher Huxley Hall

OUTBUILDINGS

A brick and slate former Garage 37'0" x 20'0" and car port provides general and utility storage and is situated on the left hand side of the driveway. This building has residential development potential (subject to any necessary planning permission).

Within the paddock areas there is a Stable Block with three stables all 11'8" x 11'7" and tack room 11'2" x 7'9".

ADJOINING DETACHED COACH HOUSE

This provides three bedroom accommodation standing in its own recently fenced gardens it is available by separate negotiation. Further details available on request.

SERVICES

Mains water complimented by a private well, private drainage and oil fired central heating.

There are two recently installed oil boilers in Higher Huxley Hall that provide two separate central heating systems.

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.

LOCAL AUTHORITY

Cheshire West & Chester Council. Tel: 0300 123 8 123. W: www.cheshirewestandchester.gov.uk

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

EPC HIGHER HUXLEY HALL

Higher Huxley Hall has in previous years being occupied as two but is now in one occupation. An Energy performance certificate (with the same rating) is applicable to the smaller part of the residence and a copy of this is available on request.

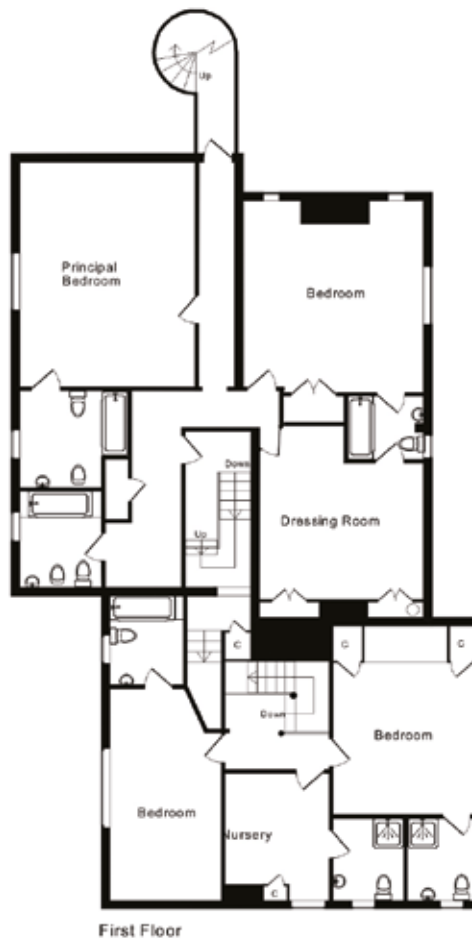
DIRECTIONS

From Tarporley to Huxley turn left at the 'T' junction in the centre of the village and proceed for approximately three quarters of a mile. Turn left at the 'T' junction and then the entrance to Higher Huxley Hall will be located immediately on the right hand side.

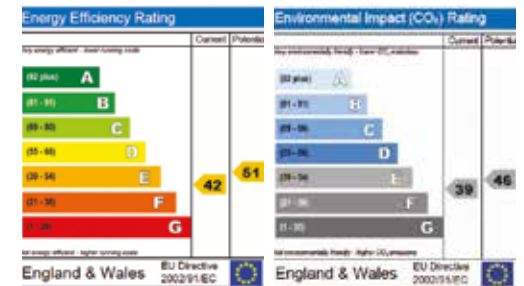
From Chester take the A41 south towards Whitchurch and after about 1.5 miles turn left in the village of Rowton after the Garage, into Moor Lane. Continue straight over the first crossroads, through Waverton Village, and after a further 1.5 miles cross over the canal via the Golden Nook Bridge. Immediately 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.



Approx Gross Internal Floor Area 6,156 sq. ft. (572sqm)



For negative carbon only. Copyright James Ltd 2016
 Reg Ref: 128-173



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg No.OC376983. Registered Office: Wright Manley, 63 High Street, Tarporley, Cheshire, CW6 0DR. Printed

THE FINE & COUNTRY
 FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



Fine & Country
Tel: +44 (0)1829 731300
robertikin@wrightmarshall.co.uk
63 High Street, Tarporley, Cheshire CW6 ODR

