



OAK COTTAGE, LONG LANE, HAUGHTON, TARPORLEY, CW6 9RN



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

Oak Cottage,

Long Lane, Haughton, CW6 9RN

A well-presented and spacious, five bedroom detached house set in mature and private grounds in the heart of the Cheshire countryside.

The accommodation opens with an entrance hall with ample space for boots, coats and other outdoor necessities. From the entrance hall access can be sought to the impressively proportioned and well-appointed kitchen and dining area which are open plan offering versatility of use. Just off the kitchen is the sitting room which offers excellent day to day living space ideal for those with large families with the further space provided by the garden room enjoying excellent views over the garden to the side and rear. The more formal living room to the rear of the property is accessed by the inner hallway which also houses one of the two staircases leading to the first floor and with a cloakroom concluding the ground floor accommodation.





At first floor level the long hallway provides access to all five bedrooms and the family bathroom and links the two staircases at either end of the house. The master bedroom is of well-proportioned with an en suite shower room and pleasant views over the garden. Bedroom two is positioned to the alternate end of the first floor with its own en suite bathroom and a staircase close by it makes an ideal guest suite. The three further bedrooms offer excellent sleeping accommodation and are serviced by the family bathroom.

Externally the property is accessed via a gravelled driveway with parking for up to three vehicles. To the sides and rear is a private, enclosed garden mostly laid to lawn with mature trees and hedges denoting the boundaries.





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.



SIDE HALL

6' 11" x 3' 9" (2.11m x 1.14m) Front aspect UPVC double glazed window. Wall mounted light fitting. Side aspect UPVC double glazed stable door. Internal glazed door leading to the inner hall. Glazed double doors leading into the dining kitchen.

DINING AREA

10' 1" x 9' 11" (3.07m x 3.02m) Rear aspect UPVC double glazed bi-folding doors. Three velux skylights. Tiled flooring. Fitted storage. Plumbing for a washing machine. Door to the inner hall. Door to the sitting room. Door to garden room.

KITCHEN

21' 2" x 11' 1" (6.45m x 3.38m) Two front aspect UPVC double glazed windows. Fitted with a range of wall and floor mounted kitchen units with a rolled top preparation surface. Single ceramic sink with drainer unit and mixer tap. Space for oven. Cheshire brick chimney breast. Ceiling mounted light fitting. Space for tall fridge/freezer. Exposed ceiling timbers. Recessed ceiling spotlights. Tiled floor. Framed opening to the dining area.





SITTING ROOM

20' 11" x 12' 2" (6.38m x 3.71m) Two front aspect UPVC double glazed windows. Side aspect UPVC double glazed window. Two double panel radiators. Cheshire brick fireplace with brick hearth housing woodburning stove. Framed opening leading to the garden room. Exposed ceiling timbers. Fitted shelving. Three wall mounted light fittings. Stairs leading to the first floor.

GARDEN ROOM

18' 9" x 10' 4" (5.72m x 3.15m) Rear aspect UPVC double glazed double doors opening onto patio to the rear with matching windows to either side. Full length rear aspect UPVC double glazed window. Full length side aspect UPVC double glazed windows with fantastic views over the garden to the rear and side. Two ceiling mounted light fittings. Exposed ceiling timbers. Two double panel radiators.

INNER HALL

15' 8" x 10' 3" (4.78m x 3.12m) Double panel radiator. Recessed ceiling spotlights. Stairs rising to first floor. Door to the cloakroom. Door to the living room. Door to understairs storage.





LIVING ROOM

17' 10" x 15' 5" (5.44m x 4.7m) Side aspect UPVC double glazed double doors opening onto patio with matching windows to either side. Rear aspect UPVC double glazed windows. Double panel radiator. Exposed ceiling timbers. Cheshire brick fireplace with a gas fire. Four wall mounted light fittings. Exposed wall timbers.

CLOAKROOM

4' 6" x 3' 0" (1.37m x 0.91m) Low level WC with push button flush. Wall mounted wash hand basin with mixer tap. Single panel radiator. Tiled floor. Partially clad walls. Ceiling mounted light fitting.

FIRST FLOOR

LANDING ONE

10' 1" x 7' 5" (3.07m x 2.26m) Front aspect UPVC double glazed window. Ceiling mounted light fitting. Exposed ceiling timbers. Opening leading to landing two and door leading to master bedroom.

MASTER BEDROOM

16' 3" x 15' 6" (4.95m x 4.72m) Rear aspect UPVC double glazed window. Side aspect UPVC double glazed window. Double panel radiator. Two ceiling mounted light fittings. Exposed ceiling timbers. Fitted wardrobe furniture. Door to the en-suite.

EN-SUITE

7' 4" x 4' 8" (2.24m x 1.42m) Side aspect UPVC double glazed window. Low level WC with push button flush. Vanity unit with wash hand basin. Shower enclosure with electric shower fitting. Double panel radiator. Exposed ceiling timbers. Ceiling mounted light fitting. Recessed spotlights with extractor fan. Fully tiled walls.



LANDING TWO

43' 2" x 2' 8" (13.16m x 0.81m) Rear aspect UPVC double glazed window. Double panel radiator. Stairs leading to ground floor. Doors to four bedrooms and family bathroom.

BEDROOM TWO

13' 1" x 9' 8" (3.99m x 2.95m) Side aspect UPVC double glazed window. Velux skylight. Double panel radiator. Ceiling mounted light fitting. Door to en-suite.

EN-SUITE

9' 7" x 4' 8" (2.92m x 1.42m) Low level WC with handle flush, panelled bath with mixer tap and shower fitting. Pedestal wash hand basin with taps. Recessed ceiling spotlights. Fully tiled walls. Velux skylight. Double panel radiator.

BEDROOM THREE

15' 0" x 9' 2" (4.57m x 2.79m) Two front aspect UPVC double glazed windows. Side aspect UPVC double glazed window. Double panel radiator. Two ceiling mounted light fittings.

BEDROOM FOUR

11' 10" x 8' 10" (3.61m x 2.69m) Front aspect UPVC double glazed window. Ceiling mounted light fitting. Exposed ceiling timbers. Double panel radiator.

BEDROOM FIVE

8' 10" x 8' 8" (2.69m x 2.64m) Front aspect UPVC double glazed window. Ceiling mounted light fitting. Recessed ceiling spotlights. Double panel radiator.



FAMILY BATHROOM

9' 3" x 4' 3" (2.82m x 1.3m) Front aspect UPVC double glazed window. Tiled bath with taps and tiled splashback. Pedestal wash hand basin with taps and tiled splashback. Low level WC with handle flush. Partially tiled walls. Ceiling mounted light fitting. Double panel radiator.

EXTERNAL

Externally the property is accessed via a gravelled driveway with parking for up to three vehicles. To the sides and rear is a private, enclosed garden mostly laid to lawn with mature trees and hedges denoting the boundaries.

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, follow the road round to the right having passed the Yew Tree Pub on the left hand side, and eventually passing the Nags Head Pub on the left hand side, the property can be found on the left hand side just under half a mile further along Long Lane





Energy Performance Certificate



Oak Cottage, Houghton, TARPORLEY, CW6 9RN

Dwelling type: Detached house **Reference number:** 9688-4962-6279-7196-0964
Date of assessment: 18 November 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 November 2016 **Total floor area:** 210 m²

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

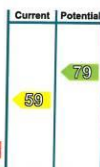
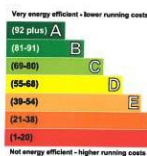
Estimated energy costs of dwelling for 3 years:	£ 4,641
Over 3 years you could save	£ 1,623

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 447 over 3 years	£ 291 over 3 years	
Heating	£ 3,660 over 3 years	£ 2,448 over 3 years	
Hot Water	£ 534 over 3 years	£ 279 over 3 years	
Totals	£ 4,641	£ 3,018	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Increase loft insulation to 270 mm	£100 - £350	£ 108	
2 Internal or external wall insulation	£4,000 - £14,000	£ 420	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 183	

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor

Approx. 120.2 sq. metres (1293.3 sq. feet)



First Floor

Approx. 101.4 sq. metres (1091.9 sq. feet)



Total area: approx. 221.6 sq. metres (2385.3 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Oak Tree Cottage, Long Lane, Haughton

Wright Marshall
Estate Agents

Tel : 01829 731300

Wright Marshall Fine & Country
63 High Street, Tarporley, Cheshire, CW6 0DR
tarporley@wrightmarshall.co.uk

wrightmarshall.co.uk
fineandcountry.com