



HILLY BANK | HUXLEY LANE | TIVERTON | TARPORLEY | CW6 9NB



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

Hilly Bank, Huxley Lane

Tiverton, Tarporley, CW6 9NB

FOR SALE BY PUBLIC AUCTION

(Subject to conditions and prior sale) on

TUESDAY 24th JULY 2018 AT THE SWAN HOTEL,

TARPORLEY AT 7.00 pm – Guide Price £475,000 - £575,000 –

A unique and exciting opportunity comprising a detached house with a two bedroom annexe, detached double garage, 5.892 acres and stunning views of two castles and the Peckforton / Bickerton hills





Hilly Bank is a rare and exciting buying opportunity. Set in grounds of just under six acres, having a south facing rear aspect and enjoying breathtaking views of both Beeston and Peckforton Castles, considerable interest is anticipated. The house is located just five minutes drive from Tarporley village centre and whilst needing considering capital investment, offer an enormous range of expecting scope and potential.

The opportunity is unique. In addition to the features mentioned above, the property benefits from an impressive gated driveway approach. The house itself extends to three bedrooms in total. The layout as present offers generously proportioned accommodation that provides for versatility of use. In the authors opinion, the house will either be renovated, extended or even knocked down and replaced by the new owner. All works would be subject to the necessary planning consents being granted.

The annexe is situated to the rear of the plot thus taking full advantage of the views to the rear. Finished to a good specification, the annexe opens with a large entrance hall which provides access to all rooms. The key focal point of the annexe is the living room which benefits from large windows that provide stunning views over the surrounding land. The kitchen is fully fitted and both bedroom one and two are of generous

proportions. Helpfully there are also two bathrooms, one of which is a very impressive wet room.

Externally the property is positioned in a large plot with established gardens and paddocks. The garden provides a private and secluded retreat from the hustle and bustle of working life. The plot extends to a little over 0.4 acre. There is also a 5.407 acre paddock to the rear that further enhances the picturesque nature of the rural surroundings and is included within the sale.

In total this property offer 3305 sq ft of versatile accommodation that can be adapted and altered to meet individual needs and tastes. Alternatively, subject to gaining necessary planning permission purchasers may wish to knock down and rebuilt. It provides a unique opportunity for purchasers to buy a position that combines day to day convenience with the best of rural beauty.

Wright Marshall Estate Agents have had the privilege of dealing with several high value individual properties nearby. It is envisioned that Hilly Bank could become a similarly impressive home in due course and viewing is strongly recommended.



LOCATION

The house is only a short distance from the Georgian High Street of Tarporley - one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, tennis courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, doctors' surgery, dentists, three Churches and a very extensive bus route.

The village is also renowned for its excellent educational facilities with Tarporley Primary School and Tarporley High consistently maintaining a strong reputation. Those seeking a wider choice of schools will find ample provision by virtue of the Grange School in Hartford and in Chester with the impressive choice of Kings, Queens and Abbeygate.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Sandstone Ridges of Cheshire. Wonderful walks are provided via the Whitegate Way, Sandstone Trail and all around Tarporley village.

Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester - Manchester or Liverpool to London lines. Fast connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes.

Two international airports are located within 45 minutes drive to Liverpool John Lennon International Airport and Manchester International Airport.

MAIN HOUSE

ENTRANCE HALL

12' 9" x 5' 1" (3.89m x 1.55m) Front aspect timber door. Side aspect timber framed window. Stairs rising to first floor. Recessed spotlights to ceiling. Tiled floor. Door to family room.

FAMILY ROOM

12' 8" x 12' 1" (3.86m x 3.68m) Front aspect timber framed double glazed bay window. Double panel radiator. Timber flooring. Ceiling mounted light fitting.



KITCHEN

10' 9" x 14' 8" (3.28m x 4.47m) Two side aspect timber framed double glazed windows. Range of floor mounted kitchen units with inset Belfast sink, hot and cold tap and timber preparation surface. Space for tall fridge freezer. Partially tiled walls. Single panel radiator. Tiled floor. Recessed spotlights to ceiling. Framed opening to dining room. Door to rear hall.

DINING ROOM

13' 0" x 12' 5" (3.96m x 3.78m) Timber floor. Ceiling mounted light fitting. Open fireplace with stone hearth. Double panel radiator. Side aspect double doors. Double doors leading to the living room.

LIVING ROOM

21' 5" x 15' 2" (6.53m x 4.62m) Rear aspect sliding doors. Side aspect sliding doors. Timber floor. Semi recessed spotlights to ceiling. Fireplace with tiled hearth and timber surround. Two wall mounted light fittings. Double panel radiator.

REAR HALL

8' 10" x 6' 6" (2.69m x 1.98m) Recessed spotlights to ceiling. Side aspect timber framed glazed door with windows to either side. Tiled floor. Door to living room. Opening to kitchen. Door to utility.

UTILITY

6' 11" x 5' 9" (2.11m x 1.75m) Front aspect window. Range of wall and floor mounted kitchen units with circular stainless steel sink and mixer tap. Ladder style radiator. Partially tiled walls. Sliding door to wet room.

WET ROOM

6' 10" x 5' 5" (2.08m x 1.65m) Low level W.C. with handle flush. Wash hand basin set into vanity unit. Shower fitting. Fully tiled walls. Recessed spotlights to ceiling.



FIRST FLOOR

LANDING

10' 5" x 5' 3" (3.18m x 1.6m) Side aspect timber framed window. Door to bedroom 1, bedroom 2, bedroom 3 and bathroom. Single panel radiator.

BEDROOM ONE

12' 9" x 12' 6" (3.89m x 3.81m) Rear aspect timber framed window. Single panel radiator. Ceiling mounted light fitting. Fireplace. Shower.

BEDROOM TWO

13' 0" x 11' 2" (3.96m x 3.4m) Front aspect timber framed window. Single panel radiator. Ceiling mounted light fitting. Fitted wardrobe furniture.

BEDROOM THREE

12' 0" x 10' 8" (3.66m x 3.25m) Rear aspect timber framed window. Single panel radiator. Ceiling mounted light fitting.

FAMILY BATHROOM

5' 7" x 5' 0" (1.7m x 1.52m) Front aspect obscured glass timber framed window. Single panel radiator. Partially tiled walls. Fully tiled shower enclosure. Low level W.C. with handle flush. Pedestal wash hand basin with hot and cold tap. Single panel radiator. Extractor fan. Shower fitting. Ceiling mounted light fitting.

THE BUNGALOW ANNEXE

HALLWAY

24' 6" x 5' 10" (7.47m x 1.78m) Recessed spotlights to ceiling. Three side aspect UPVC double glazed sash windows. Two double panel radiators. Two wall mounted light fittings. Recessed spotlights to ceiling. Tiled floor. Double doors opening up into large airing cupboard housing central heating boiler and hot water cylinder. Door to inner hall, living room and bedroom one.

INNER HALL

12' 9" x 3' 10" (3.89m x 1.17m) Doors to wet room, utility, kitchen, bedroom 2.



KITCHEN

20' 10" x 11' 10" (6.35m x 3.61m) Front aspect double glazed wide door with windows to either side. Two side aspect UPVC double glazed sash windows. Double panel radiator. Tiled floor. Rear aspect UPVC double glazed sash window. Range of floor mounted kitchen units with granite preparation surface. One and half bowl ceramic sink with drainer unit and mixer tap. Space for oven with multi speed extractor hood over and partially tiled walls. Integrated fridge and freezer. Tiled floor. Space for kitchen table. Recessed spotlights. Exposed timbers to ceiling.

UTILITY

6' 2" x 5' 10" (1.88m x 1.78m) Front aspect UPVC double glazed sash window. Wall and floor mounted kitchen units with rolled top preparation surface. Ceiling mounted light fitting. Stainless steel single drainer sink unit with mixer taps. Space for washer and dryer.

LIVING ROOM

25' 5" x 11' 11" (7.75m x 3.63m) Two double rear aspect UPVC sash windows. Side aspect double UPVC sash window. Two double panel radiators. Timber flooring. Exposed timbers to ceiling. Two wall mounted light fittings.

BEDROOM ONE

16' 1" x 12' 7" (4.9m x 3.84m) Rear aspect timber framed double doors opening onto patio to the rear. Recessed spotlights to ceiling. Tiled floor. Double panel radiator. Rear aspect UPVC sash window. Fitted wardrobe furniture. Electrically operated winch system. Door to en-suite.

EN-SUITE

11' 8" x 10' 10" (3.56m x 3.3m) Side aspect UPVC double glazed obscured glass window. Fully operational wet room with low level W.C. with concealed cistern and push button flush. Fully tiled walls. Wall mounted unit. Double panel radiator. Wall mounted wash hand basin with mixer tap. Ladder style radiator. Continuation of pulley system from the bedroom. Central bath with mixer tap. Shower fitting.

WET ROOM

6' 8" x 5' 10" (2.03m x 1.78m) Front aspect UPVC obscured glass sash window. Low level W.C. with push button flush and concealed cistern. Pedestal wash hand basin with mixer tap. Fully tiled walls. Ladder style radiator. Shower fitting and shower screen.



BEDROOM TWO

11' 11" x 11' 0" (3.63m x 3.35m) Rear aspect UPVC double glazed sash window. Double panel radiator. Ceiling mounted light fitting. Exposed timbers to ceiling. Fitted wardrobe furniture.

EXTERIOR

DETACHED GARAGE

181' 10" x 14' 0" (55.42m x 4.27m) Front aspect vehicular access electrically operated rolling door. Side aspect pedestrian door.

Externally the property is approached via an impressive brick pillared and gated entrance. This leads to a substantial driveway with parking available for up to ten cars. The gardens are in need of further cultivation and landscaping but are of a good size and established. There are a large number of external seating areas with unrivalled views of Beeston and Peckforton Castles to the rear and adjoining countryside. The gardens and land to the rear face south. In total the grounds extend to 5.893 acres.

It should also be noted that there is a Genplus Systems Supersilenced generator and oil tank externally.

SERVICES

We understand there is mains water and electricity. Oil central heating. Private drainage. There is also a private generator.

LOCAL AUTHORITIES

Cheshire West and Chester Council - Tel : 0300 123 8 123

Manweb/Scottish Power - Tel : 0845 7 292 292

Defra, Crewe - Tel : 01270 754000

United Utilities - 0845 746 2200

EASEMENTS AND WAYLEAVES

The property is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise.

TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.



O.S. SHEETS

The sale plan is based upon the modern Ordnance Survey Sheets with the sanction of the Controller of H.M.S.O. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sheet Plan.

SALE DATE AND VENUE

The auction will be held on Tuesday 24th July 2018 at The Swan Hotel, High Street, Tarporley at 7.00 p.m.

AUCTION VIEWINGS

Viewings will take place on Wednesday and Saturdays between 2.00 and 4.00 p.m. or at other times by appointment with the agents Tarporley office. Viewings will commence on 16th June 2018.

SALES PARTICULARS

The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

PRINTING AND ONLINE SALES PARTICULARS

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at www.wrightmarshall.co.uk and look out for any additional materials available on the day of the auction in order to stay fully informed with the up to date information.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

SALES CONDITIONS AND CONTRACT

The Sales Conditions and Contract will be available for inspection at the Auctioneers' offices, 63, High Street, Tarporley and at the Solicitors Storrar Cowdry, 16 White Friars, Chester - Dan Stear Tel No. - 01244 400567 during normal office hours in the 14 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

MONEY LAUNDERING

In accordance with the above Regulations, the successful purchaser must, at the conclusion of the Auction, provide one document from each of the following lists:-

PERSONAL IDENTIFICATION

- 1.Current signed Passport
- 2.Current full UK/EU Photocard Driving Licence
- 3.Inland Revenue Tax Notification

4.Firearms Certificate

EVIDENCE OF ADDRESS

- 1.Current full UK Driving Licence
- 2.Public Utility Bill issued within the last three months
- 3.Local Authority Tax Bill
- 4.Bank, Building Society or other such organisation's statement

For the avoidance of doubt, a Driving Licence may be used to evidence identity or address but not both. If a prospective purchaser is bidding as an Agent, on behalf of the Buyer, proof of identity will be required from both the Bidder and the Buyer, together with a valid letter of authority from the Purchaser authorising the Agent to bid on their behalf. If a Bidder is acting on behalf of a Limited Company, similar documents will still be required, together with written authority from the Company itself. No cash deposits will be accepted.



ROUTE

From Wright Marshall's office in the centre of Tarporley travel out along the High Street passing The Swan Hotel on the right hand side and the Texaco petrol station/Spar on the left hand side, continue along Nantwich Road until reaching the junction at which point take a left turn onto the A49. Proceed along until reaching the Four Lane End crossroads with The Red Fox curry house on the right hand side, take a right turn onto the A49 Whitchurch. Proceed down for a short distance passing a lay-by on the left hand side and an attractive Lodge House on your right. Turn right onto Huxley Lane and follow the lane for just under half a mile and the property will be situated on your left hand side identifiable by a Wright Marshall for sale board.

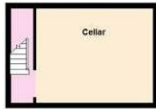
Ground Floor

Approx. 238.0 sq. metres (2561.9 sq. feet)



Cellar

Approx. 20.7 sq. metres (222.5 sq. feet)



First Floor

Approx. 45.4 sq. metres (520.7 sq. feet)



Total area: approx. 307.1 sq. metres (3305.1 sq. feet)

To scale only, not to site
Plan produced using PlanUp
Hilly Bank, Tiverton