



**HIGHER HUXLEY HALL
RED LANE, HUXLEY, CHESTER CH3 9BZ**





Higher Huxley Hall

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In a truly delightful rural location with fine views, convenient for Chester and close to the villages of Tattenhall and Tarporley, an historic Manor House providing adaptable and spacious six bedroom accommodation on three floors together with a Detached Coach House and Annexe adjoining the main residence, providing further living accommodation.

Higher Huxley Hall comprises most extensive accommodation on three floors, with the ground floor providing Entrance Vestibule. Cloakroom with w.c., Office. Reception Hall/Delightful Sitting Room with feature fireplace. Drawing Room with fireplace. Dining room. Conservatory. Kitchen/breakfast room with Utility Area off. First floor Three Bedrooms each with Ensuite Bathroom. Second floor Four Bedrooms one with Ensuite Bathroom and three with Ensuite Shower rooms. There is also an indoor Pool House measuring 167 sq.m. with changing rooms, sauna and plant room, although this has not been used in recent years.

The Annexe:

provides on the ground floor Living/dining room. Kitchen/breakfast room. First floor Three Bedrooms two Ensuite Shower rooms and Bathroom.

The Coach House:

which is of attractive appearance and detached, provides Living room. Dining room. Kitchen. Three Bedrooms one Ensuite and Family Bathroom.



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THE COLLECTION

Tarporley approx 4.7 miles.
Tattenhall approx. 3 miles.
Chester approx. 7 miles.
Liverpool approx. 30 miles.
Manchester approx. 39 miles.
Manchester Airport approx. 32 miles.
Chester Railway Station approx. 7.7 miles.
Crewe Railway Station approx. 17 miles.
Wrexham approx. 14 miles.

Location:

Enjoying a superb rural location in the Cheshire heartland and with fine views across to Beeston Castle and the Peckforton Hills. The historic village of Tarporley lies 4.7 miles away and is renowned for its historic High Street, offering excellent local shopping facilities including fashion boutiques, art and craft shops, DIY, florists and general stores. There are good restaurants in the village together with public houses full of character. Tarporley has its own village churches and there are both primary and secondary schools in the village. Tattenhall village offers general stores, post office, chemist, butchers, a delicatessen and greengrocers, as well as restaurants

and public houses. There is a primary school in Huxley which is half a mile from the property. The area is renowned for its natural beauty and the well known walks – the Eddisbury Way and the Sandstone Trail, over the Peckforton and Bickerton Hills.

Higher Huxley Hall provides most appealing accommodation with a wealth of character and many original features, in particular fine fireplaces to the principal reception rooms. The residence has oil fired central heating and principally quality double glazed windows. The entrance leads to a Reception Hall/Sitting Room with a fine historic staircase to the upper floors. Off the reception hall is an Office, a Utility room and a Cloakroom. Elegant Drawing Room and Dining Room, all these rooms having feature fireplaces together with a Conservatory off the Drawing Room. There is a Kitchen/Breakfast Room with an AGA and rear entrance Utility Area. The staircase leads to the first floor where there are Three Bedrooms, Two Ensuite Bathrooms together with a Family Bathroom. The second floor accommodation provides Three Further Bedrooms all with Ensuities and a Staff Room with an Ensuite.

The Annexe comprises additional Living Room and Bedroom accommodation which could be incorporated into the main house if required. The Detached Coach House provides Two Reception Rooms, Kitchen and downstairs Bathroom with Three Bedrooms to the first floor, one Ensuite and a Family Bathroom. Both the Annexe and the Coach House provide excellent ancillary accommodation.

Outside:

Extensive domestic outbuildings and gardens and grounds which are a particular feature of the property comprising extensive lawns, well stocked borders, ornamental ponds, many fine mature trees, an orchard and a kitchen garden. There is an excellent Stable Building and grazing to the front of the house. The total area of the property included in the sale is approximately 3.9 acres including driveway, gardens and grounds and paddock land to the West and South of the residence.

Garaging and Stables:

The stable block provides Three Stables and a Tack Room and the Garage block provides a Car Port, Storage and a Garage.



Historical note:

This historic Manor House is believed to date in part from the 13th Century. The first reference to the land at Huxley is made in the Domesday Book. At that time there was a moated and fortified sandstone house where the Hall now stands, which was owned by the church. The current house has evolved over the centuries with major remodelling having taken place in the reign of Queen Elizabeth First when a new Hall was built and the existing fine Elizabethan staircase was installed. The staircase is believed to be made of 'Armada' Oak which was salvaged from ships broken up after the Spaniards were defeated. Holes can be seen where pegs were fitted into the planks which formed the hull of the ship, and on the first landing there is evidence of a door which was added to prevent highwaymen from going upstairs.



Directions:

From Chester take the A41 south towards Witchurch 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.

Services:

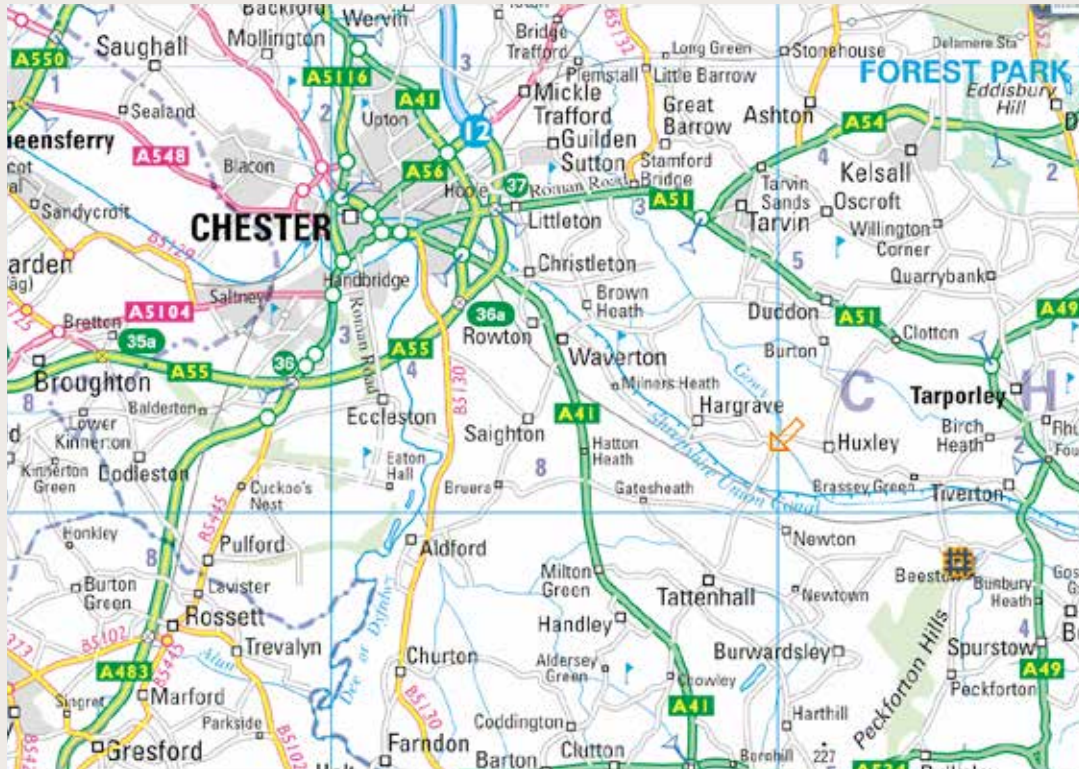
Mains water (complemented by a private well supply), mains electricity, private drainage, oil fired central heating and principally double glazed. The property is not Listed.

Agents Note:

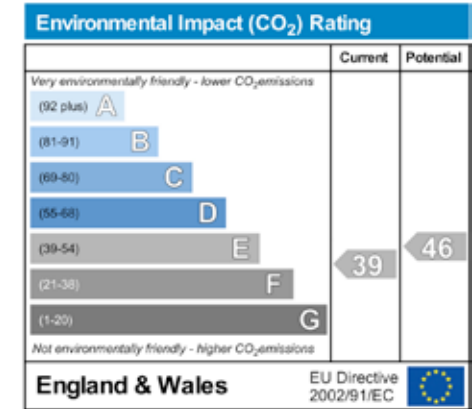
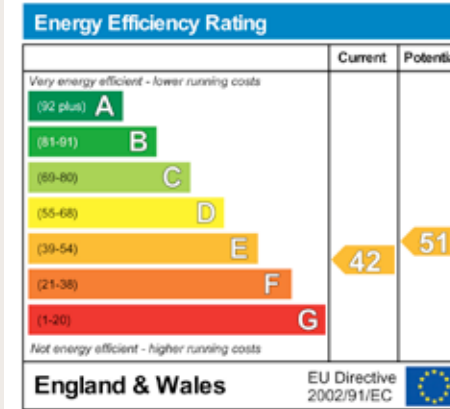
Please note all dimensions and floor plans are approximate and should be used for guidance only.

Viewing:

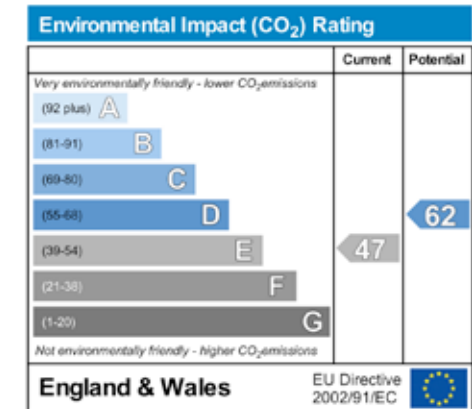
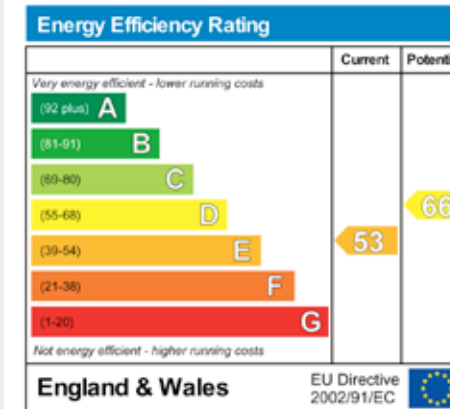
By arrangements made through the Agent's Chester office on 01244 404040 or Tarporley office on 01829 730078 or through the Joint Agents, Fisher German Denton Clark on 01244 409660.



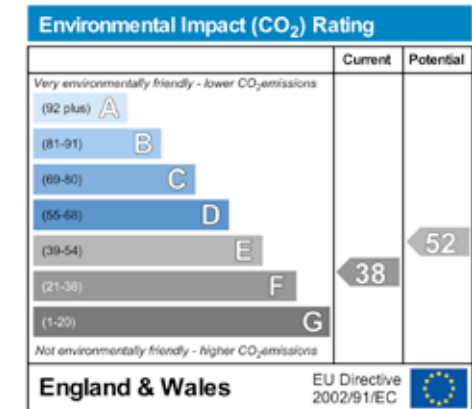
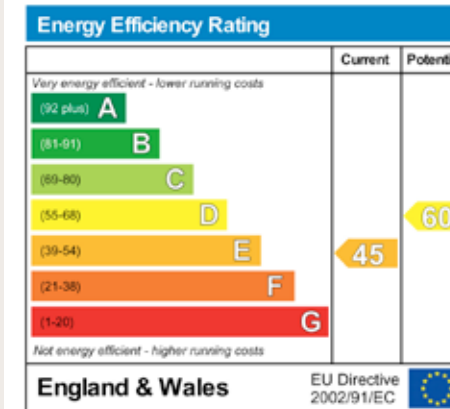
Main House



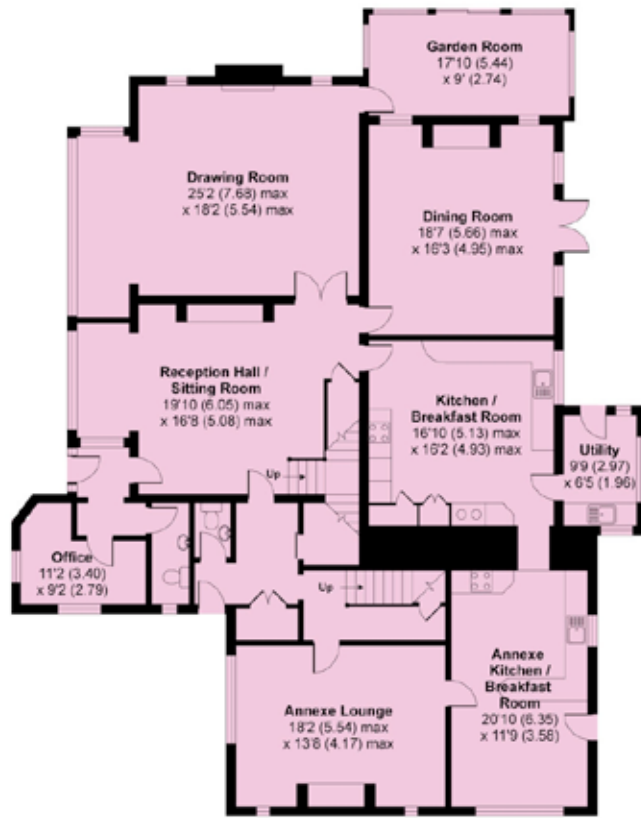
Coach House



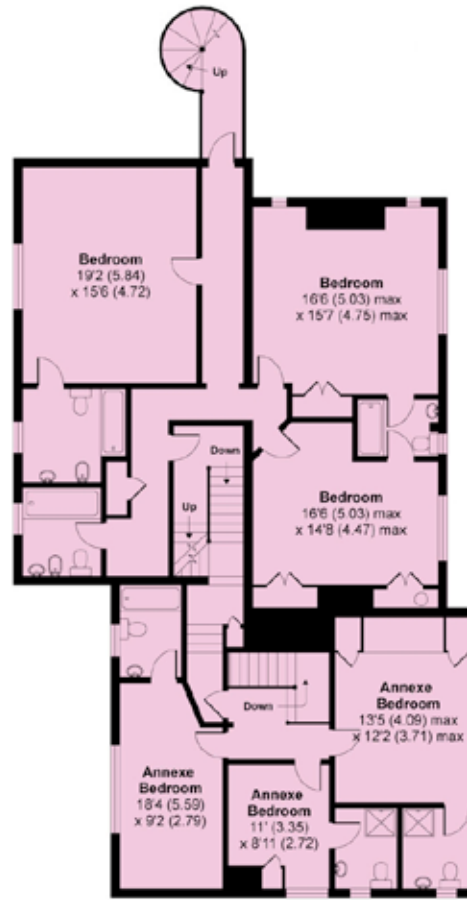
Annexe



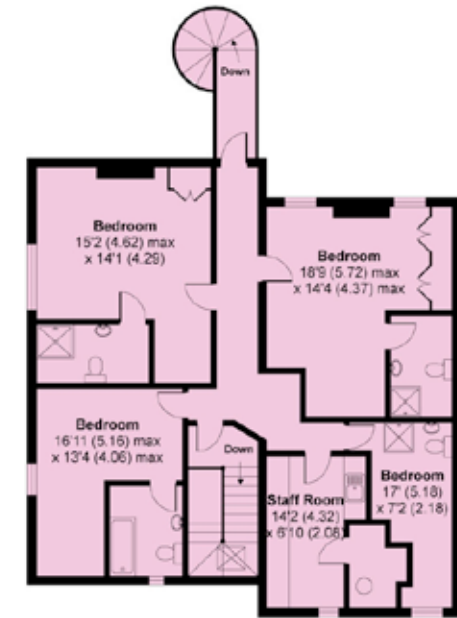
Higher Huxley Hall



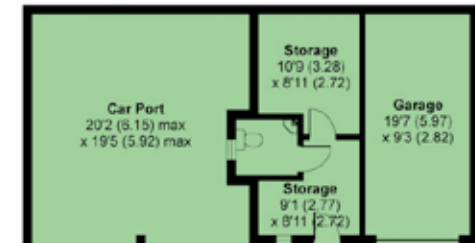
GROUND FLOOR



FIRST FLOOR



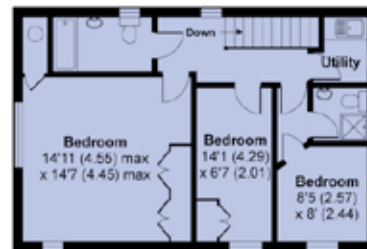
SECOND FLOOR



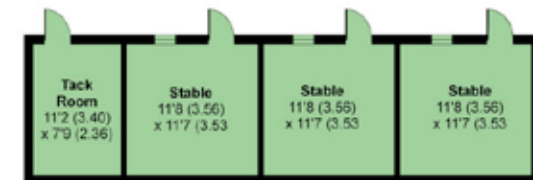
GARAGING



THE COACH HOUSE GROUND FLOOR



THE COACH HOUSE FIRST FLOOR



STABLES

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



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