

# Huntington Hall

Huntington, Nr Chester



Jackson-Stops  
& Staff



People **Property** Places



A superbly appointed period property providing exceptional family accommodation and occupying a private rural setting close to Chester with land and leisure facilities

### Accommodation in Brief

- Reception Hall; Games Room; Sitting Room with Dining Area; Study; Morning Room; Family Room; Cheshire Furniture Company Fitted Kitchen; Utility Room; Cloakroom.
- Master Bedroom with En-suite Bathroom; 4 Further Double Bedrooms (1 presently used as a Dressing Room); Single Bedroom 6/Dressing Room; Family Bathroom.
- Floodlit hard tennis court; Outdoor swimming pool; Extensive parking; 5 Bay Barn; Garden and machinery stores; Boiler Room; Outside W.C.
- Well landscaped gardens with lake; Paddock.
- In all approximately 5½ acres (2.22 ha).





## Description

Huntington Hall is believed to date from the 17th century, although it is thought that there was a house originally on the site as early as the 12th century. The existing building dates from 1670 and benefits from many interesting period features accordingly. It has however been subject to numerous alterations and additions over the years, most recently having undergone a scheme of renovation since 2006 by the present owners.

The house now provides superbly appointed accommodation, with a good blend of modern fittings complementing traditional detail. Internally there have been numerous alterations including new fireplaces and wood burners, reconfiguration of some of the reception rooms creating a more open plan living, a new Cheshire Furniture Company kitchen and bathrooms and general upgrading of the wiring and central heating system including new radiators.

The layout is now ideally suited to family living with the accommodation arranged over 2 floors along with a useful cellar. From the vestibule a door opens to the reception hall which has panelled walls, a Minster style fireplace, oak wood block floor and wide arch to the games room which also has a fireplace and double aspect into the gardens. Beyond is the drawing room which is a lovely light room having twin bay windows facing south into the garden, a dining area at one end with at the other, a fireplace with wood burner.

On the opposite side of the hall is a useful study and morning room which also has a wood burner and 2 arches opening into the kitchen, the whole area providing a fantastic everyday living space. The kitchen has been comprehensively re-fitted by well know local firm, Cheshire Furniture Company and incorporates an extensive range of





hand painted wall and floor units beneath polished granite work surfaces as well as a range of Neff appliances including dishwasher, hob and microwave, an oil fired Aga, double Belfast sink unit with mixer tap and central island with further cupboards, drawers and chopping board. The kitchen/breakfast room has Travertine tiled floor and door to outside.

There is also access to the inner hall which serves the cellar and also a rear hall off which is the utility room which has additional cupboard space and a sink. Opposite is the family room which has a recently fitted electric fire, French doors to outside and wiring for a number of televisions and media unit. Indeed the house has been wired for sound with a Bose system.

An attractive carved oak staircase rises from the entrance hall to the first floor galleried landing which provides as comprehensive accommodation. In its present configuration there are 4 double bedrooms, 2 bathrooms and an additional room suitable either as a single bedroom, dressing room, study or possibly could be converted to an extra bath/shower room. There is also a large dressing room with extensive range of fitted wardrobes and drawers but which would be suitable as a further double bedroom if required. Both bathrooms have been fitted to a high standard and include under floor heating and high quality tiling and sanitary ware, the master bathroom being en-suite to the main bedroom.



## Location

Huntington Hall occupies a private location approximately 3 miles to the south of Chester accessed via a long drive and adjoining open countryside. Despite the rural setting, the property is well placed for all of the city's services and amenities as well as the out of town retail parks, in addition to which is a parade of shops locally in Huntington, which is approximately 1 mile away.

On the recreational front there is a selection of sports clubs in the city including tennis, golf and rugby, rowing and sailing on the River Dee and the Old Hall Country Club is only a short distance away.

Schooling is well provided for locally with Kings and Queens in Chester, Abbeygate College at Saughton, Christleton and slightly further afield The Grange at Hartford. There is also a selection of primary schools nearby, notably Alford, Eccleston and Saughton.

## Communications

The area enjoys excellent road links being approximately 3 miles from the Chester southerly by-pass which links with the M53 motorway for travel to Liverpool and also with the M56 for travel to Manchester.

Chester station provides a 2 hour inter city service to London Euston and both Liverpool and Manchester are served with international airports for travel further afield.

- Chester 3 miles
  - M53/6 motorways 3 miles
  - Liverpool 20 miles
  - Manchester 40 miles
- (distances approximate)

## Outside

The property is approached via a long tree lined drive and via a pair of electrically operated oak entrance gates to a turning circle with weeping ash under the south west front. The drive continues to a further set of gates and passed the front of the house to an additional parking area.

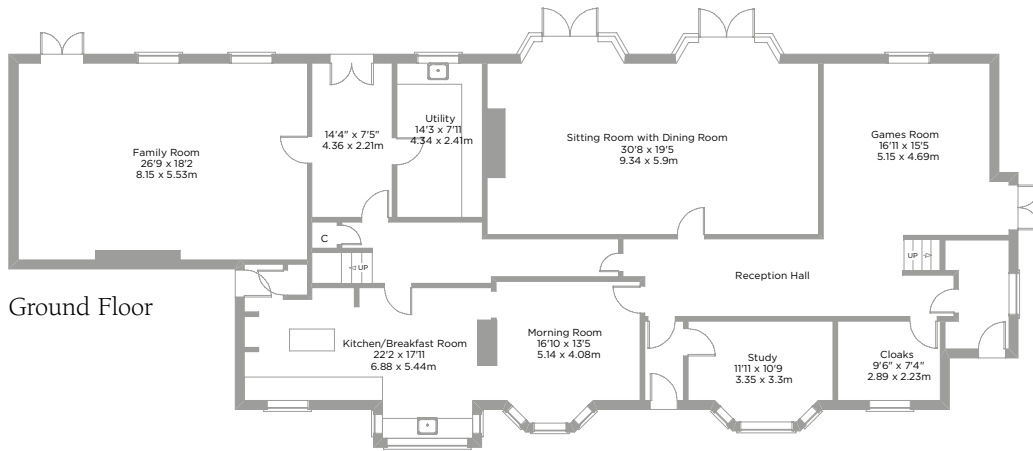
To the north is a wide area of grass which is mown but would be suitable for grazing horses, beyond which is a paddock separated by a post and rail fence and with a 5 bay timber and CA barn.

Attached to the house is a series of domestic stores accessed off a flagged courtyard with garden store, log store, separate W.C. and behind which is a machinery store. To the rear is the boiler house which accommodates an oil fired boiler and swimming pool filtration unit.

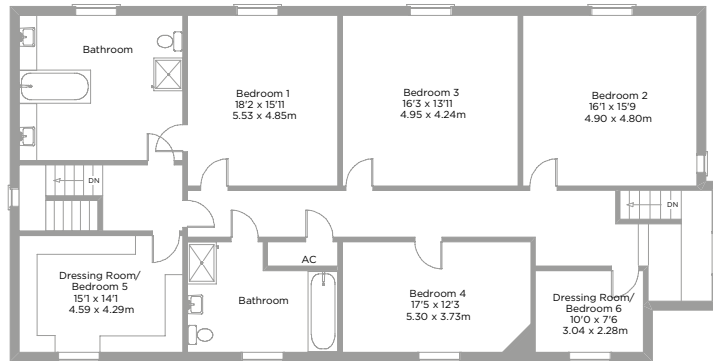
A path leads around the buildings next to which is a hard tennis court which benefits from 4 floodlights. The path continues around to the south of the house where there is a wide York stone flagged terrace which spans the length of the building and enjoys lovely light aspect across the gardens down to the pond. Beyond the patio is the swimming pool which is heated and has flagged surround. The lawn extends to the pond which has an island and bridge accessing a path which runs through a wooded area and the far side of the pond back to the garden. There is also a pedestrian gate from the terrace back to the drive and the front of the house.



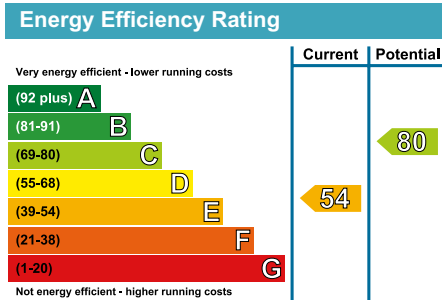
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Ground Floor



First Floor



## Property Information

**Address:** Huntington Hall, Huntington, Chester CH3 6EA

**Services:** Mains water and electricity. Private tank drainage (septic tank). Oil fired central heating. Broadband connection available.

**Local Authority:** Cheshire West & Chester Council. Tel: 0300 123 8123

Tax Band G - £2513.52 payable 2014/15

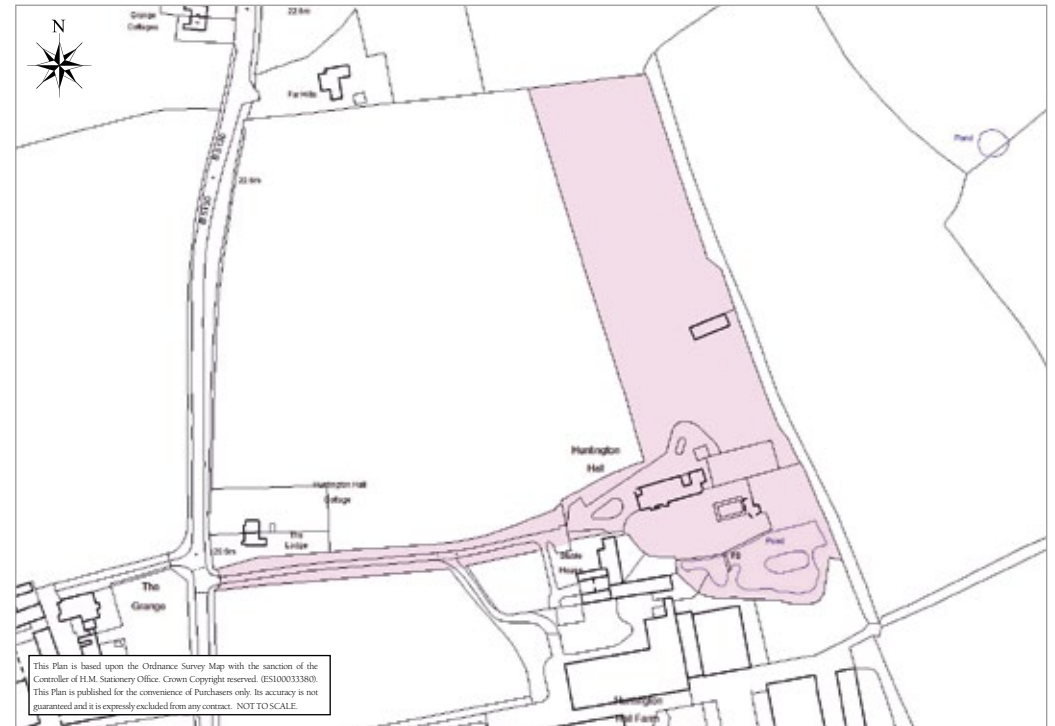
**Rights of Way:** A right of way exists over the entrance drive for the benefit of the

2 neighbouring properties only, albeit not for farm purposes for which there is a separate access.

**Viewing:** Only by appointment with Jackson-Stops & Staff Chester office.

## Directions

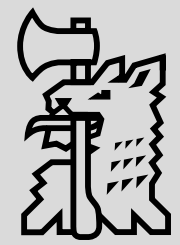
From Chester take the B5130 Farndon Road and proceed through Huntington passing the Rake & Pikel public house and crossing over the A55 southerly bypass. Proceed on for just over half a mile when the drive to Huntington Hall will be seen on the left hand side.



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