



# Laurel Cottage

Haughton, Tarporley, Cheshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A two bedroom end-terrace double-fronted cottage located in a desirable and highly convenient rural hamlet

A charming attached period family home, in need of modernisation but offering the prospective purchaser the opportunity to create an ideal family and entertaining environment, retaining features including beams and open fireplaces. It is in a desirable area, near to local villages and town centre amenities.



**1 RECEPTION ROOM**



**2 BEDROOMS & DRESSING ROOM**



**1 BATHROOM**



**PRIVATE PARKING**



**GARDEN**



**FREEHOLD**



**RURAL**



**968 SQ FT**



**GUIDE PRICE  
£350,000**



### The property

Laurel Cottage is a charming double-fronted period cottage offering almost 1,000 sq ft of light-filled flexible accommodation arranged over two floors. While in need of some cosmetic modernisation, the property offers the prospective purchaser the opportunity to create an ideal family and entertaining environment, with the potential to retain period features. In its current configuration, the accommodation flows from an open plan entrance hall with original quarry tiled flooring. It briefly comprises a generous dual aspect sitting room with quarry tiled flooring, exposed beams, fitted storage and an open fireplace constructed of exposed brick in a herringbone design and, opening off the hall, a front aspect kitchen with painted exposed beams and brick walls, a limited range of wooden wall and base units, and space for modern integrated appliances. Adjacent is a generous rear aspect utility room with exposed brick walls, a range of fitted base units and bespoke shelving. A door from the kitchen opens to a family bathroom.

A concealed staircase rises from the sitting room to the vaulted first floor, which provides a generous dual aspect principal bedroom with exposed wooden flooring, a feature open fireplace and an inter-connecting dressing room with useful en suite cloakroom. The level is completed by a rear aspect double bedroom with fitted storage.

### Outside

Having plenty of kerb appeal, the property is approached through double wrought iron gates over a forecourt leading to the rear aspect front door. The generous garden spanning the full length of the terrace and beyond also requires some cosmetic landscaping and features an attached outbuilding with gardener's WC, offering potential for a variety of uses including as a garden office if required. The whole area is screened by mature shrubs and trees and offers the prospective purchaser the opportunity to create a peaceful garden idyll enjoying superb views over surrounding farmland, ideal for entertaining and al fresco dining.



## Location

The rural South Cheshire hamlet of Houghton sits near to Bunbury village which has a church, convenience store, Post Office, butcher, GP surgery, primary school, pubs, restaurants, tennis courts, playing fields and a cricket ground. The market town of Nantwich and the Georgian village of Tarporley offer churches, boutique shopping, a market hall, dentist and GP surgeries, convenience stores, supermarkets, cafés, pubs, bars, restaurants and extensive sporting and leisure facilities including golf courses. More comprehensive sporting, leisure and retail facilities can be found in Chester.

Communications links are excellent: the M6 and A55 North Wales Expressway offer excellent links to the M53, main motorway network, Liverpool and Manchester airports and key regional centres in both Wales and England, and Nantwich station (5.6 miles) provides regular services to numerous locations including central London.



## Distances

- Houghton 0.7 mile
- Bunbury 2.6 miles
- Nantwich 5.5 miles
- Tarporley 7.2 miles
- M6 (Junction 16) 14.4 miles
- A55 North Wales Expressway (Junction 40) 14.6 miles
- Chester 16.4 miles
- Wrexham 18.2 miles
- Liverpool John Lennon Airport 32.4 miles

## Nearby Stations

- Nantwich
- Chester
- Crewe

## Key Locations

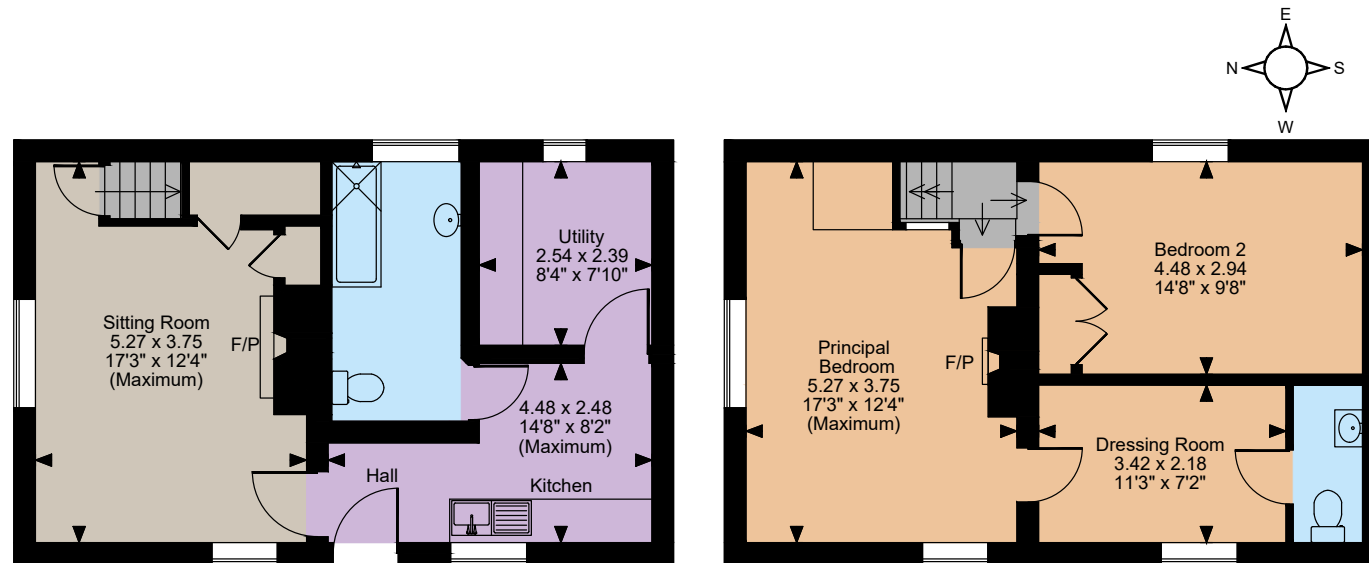
- Beeston Castle
- Oulton Park
- The Ice Cream Farm
- Cholmondeley Castle Gardens

- Delamere Forest
- National Waterways Museum
- Peckforton Castle

## Nearby Schools

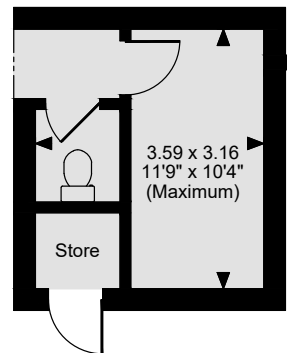
- Abbey Gate
- The Grange
- The King's and Queen's





Ground Floor

First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 968 sq ft (90 sq m)  
Outbuilding internal area 122 sq ft (11 sq m)  
Total internal area 1,090 sq ft (101 sq m)  
For identification purposes only.

## Directions

Post Code CW6 9RN

what3words: ///depended.fresh.instructs

## General

Local Authority: Cheshire East Council

Services: Mains electricity and water, electric central heating. Private drainage via a septic tank (we are currently investigating if this complies with current regulations).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: E

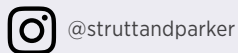
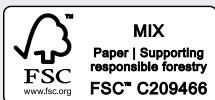
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Cheshire & North Wales

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