



High Ash Cottage, Chester Road, Tushingham, SY13 4QL

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Offers In Region Of £795,000



A substantial five bedroom detached home situated in a rural location yet within a short drive of Whitchurch. With large driveway, generous gardens and two paddocks.

- Substantial five bedroom detached property
- Rural location close to Whitchurch
- Character features including exposed beams throughout
- Generous gardens and Two Paddocks
- Ample driveway parking
- Spacious lounge/diner with log burner
- Kitchen/Breakfast Room, Utility Room
- EPC D, Council Tax Band F



Set in a rural location just a short drive from the popular market town of Whitchurch, this substantial five-bedroom detached home offers a wonderful combination of space, character, and flexibility. Full of charm, the property boasts exposed beams throughout and provides generous living accommodation ideal for families. The home also has significant storage areas, currently being used as additional accommodation, creating a large additional space that could be utilised in a variety of ways, subject to the necessary local authority consent.

On the ground floor, a welcoming entrance hall leads to a spacious lounge and dining area, complete with a cosy log burner and traditional beams, creating a warm and inviting heart to the home. The garden room, with French doors leading outside, offers a bright space perfect for relaxing. A separate office provides an ideal spot for home working, while the kitchen/breakfast room is both practical and full of rustic charm. The ground floor also features a useful utility room and a generous lean-to/storage room, which connects the main house to the storage areas. Upstairs, there are five well-proportioned bedrooms and a family bathroom, making this an excellent layout for modern family life.

Outside, the property is approached via a generous driveway offering ample parking, framed by lawns and mature trees and there is also a second driveway that provides additional access and parking. The extensive gardens are a true highlight, with a mixture of lawned areas, a patio, two metal sheds, a wooden shed, and a further store, all surrounded by well-established shrubs and trees. To the side of the gardens you will find a separate paddock that measures approximately 1.2 acres and there is also an additional paddock to the other side that extends to just under half an acre.



LOCATION

The property is situated in South Cheshire close to the Shropshire border and is approximately 4 miles from the centre of Malpas in Cheshire which enjoys the benefits of primary and secondary schools, restaurants and pubs, and a selection of shops. The busy market town of Whitchurch is around three miles away which offers a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. There is a direct service to Manchester Piccadilly making a regular commute very easy. The larger centres of Chester, Shrewsbury, Telford, Wrexham, Crewe and Nantwich are all within 14 to 26 miles approximately. The property is within good commuting distance of Liverpool, Chester, Manchester, Telford, and Crewe's main line station. The nearest primary school is situated in Tushingham.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, gas, and water are available. Gas central heating. Private drainage via septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester and continue through Grindley Brook, continue on the A41 and the property can be found on the left hand side.

LOCAL AUTHORITY

Council Tax Band F. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH22511 20525



LOUNGE/DINING
29' 7" x 14' 3" (9.02m x 4.34m)

OFFICE
11' 1" x 10' 1" (3.38m x 3.07m)

GARDEN ROOM
12' 7" x 11' 4" (3.84m x 3.45m)

KITCHEN
16' 9" x 14' 8" (5.11m x 4.47m)

UTILITY ROOM
13' 5" x 7' 4" (4.09m x 2.24m)

LEAN-TO/STORAGE
20' 7" x 7' 3" (6.27m x 2.21m)

BEDROOM ONE
13' 3" x 12' 7" (4.04m x 3.84m)

BEDROOM TWO
14' 3" x 10' 1" (4.34m x 3.07m)

BEDROOM THREE
12' 2" x 10' 9" (3.71m x 3.28m)

BEDROOM FOUR
13' 2" x 8' 7" (4.01m x 2.62m)

BEDROOM FIVE
12' 3" x 6' 4" (3.73m x 1.93m)

BATHROOM
10' 7" x 5' 9" (3.23m x 1.75m)



Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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