



CHESHIRE
LAMONT

A unique sandstone cottage situated just off Tarporley High Street offering well-proportioned accommodation with delightful cottage style gardens to the front and a garden room extension with principally walled courtyard garden to the rear. The property also benefits from a Single Garage and car parking space.

- Entrance Porch, Dining Hall with log burning stove, characterful Sitting Room, Kitchen Breakfast Room, Garden Room with bi-folding doors to enclosed courtyard, Cloakroom.
- Two Double Bedrooms, Master Bedroom with En-suite Bath/Shower Room in addition to main Family Bathroom.
- Attractive cottage style gardens to the front South West oriented, principally walled courtyard garden to the rear, Single Garage with car parking space in front.

Location

Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles. Tarporley is conveniently situated just off the A51 & A49 which provide links to the M53, M56, M6, A556, and A500, allowing the commuter access to a number of commercial destinations including Chester, Warrington, Liverpool, Manchester, Crewe, and the Potteries. Crewe railway station is situated within 14 miles and provides a service to London Euston within 1 hour 40 minutes.

Accommodation

A solid timber panel front door gives access into a Sandstone **Entrance Porch** with Green Oak Fan light above and Oak floor with original front door opening to a well-proportioned **Dining Hall 4.1m x 3.9m**. A charming room with central fireplace incorporating log burning stove, refurbished original sash window to front, fitted shelving with cupboard beneath and useful under-stairs Storage/Cloak cupboard. The Dining Area is open plan to the attractive formal Sitting Room



creating a 28' through room. The **Sitting Room 4.7m x 3.9m** has 2.6m ceiling height finished with painted exposed ceiling timbers, open fireplace with timber surround incorporating a living flame log burner style stove set on a raised hearth, refurbished original sash window to front and door to kitchen dining area. The Inner Hallway has a staircase rising to the first floor and door to a versatile Kitchen Breakfast Room with the Garden Room off. The **Kitchen 7.9m x 2.3m widens to 3.4m** within the dining area. The Kitchen is comprehensively fitted with floor cupboards complemented by a combination of quartz and timber work surfaces, integrated appliances include traditional fan assisted oven, space for microwave, four ring ceramic hob and dishwasher. There is space and plumbing for an American Style Fridge Freezer, washing machine and a tumble dryer. A tile floor runs through to the dining area (currently used as a Study) which has glazed panel double French doors opening onto the attractive courtyard garden. The **Garden Room extension 4.8m x 3.8m** (maximum) is a more recent addition to the property and is an irregular shape. Benefiting from under floor heating it has a lantern style roof light, Sandstone detailing to the walls, breakfast bar, bespoke oak topped corner cupboard, oak floor and bi-folding doors (blinds included for both roof light and doors) which when open create a 7'6 opening onto the South West orientated courtyard garden. Off the Garden Room there is a useful downstairs **Cloakroom** fitted with contemporary wash hand basin and low-level WC.

The First Floor landing gives access to two generous Double Bedrooms and two Bath/Shower Rooms, the landing also provides two useful built-in storage cupboards/wardrobes. The **Master Bedroom 3.8m x 3.7m** has a built-in double wardrobe and refurbished original sash window to the front with **En-suite Bath/Shower Room 2.8m x 2.5m** to the rear. This comprises panel bath, separate shower enclosure, circular wash hand basin set upon a wash stand providing storage cupboard and low-level WC along with useful open shelving for toiletries and towels. **Bedroom Two 4.2m x 2.8m** also overlooks the front via a sash window, has access to the part boarded loft space and is conveniently situated adjacent to the **Bathroom 3.5m x 2.3m**, with Victorian style roll top bath and claw legs with mixer tap serving shower attachment, pedestal wash hand basin, low level WC and large walk-in airing cupboard off incorporating gas fired central heating boiler.

Externally

Attractive principally walled South Westerly facing courtyard garden incorporating raised beds and York stone style sitting/entertaining area with connecting door to the Single Garage which has a useful store area beyond. **Single Garage 5.6m x 2.6m** electric up and over door, electric light, power points, additional allocated car parking space to the front of the garage.



The delightful cottage style front garden which is accessed via a pedestrian gate with a mature Laurel hedge and provides total privacy from the street scene. The garden incorporates a large selection of mature shrubs, box hedges, plants and bushes navigated via a Sandstone pathway along with an area for garden bench and seating to catch the evening sun. Shed and log store included.

Directions

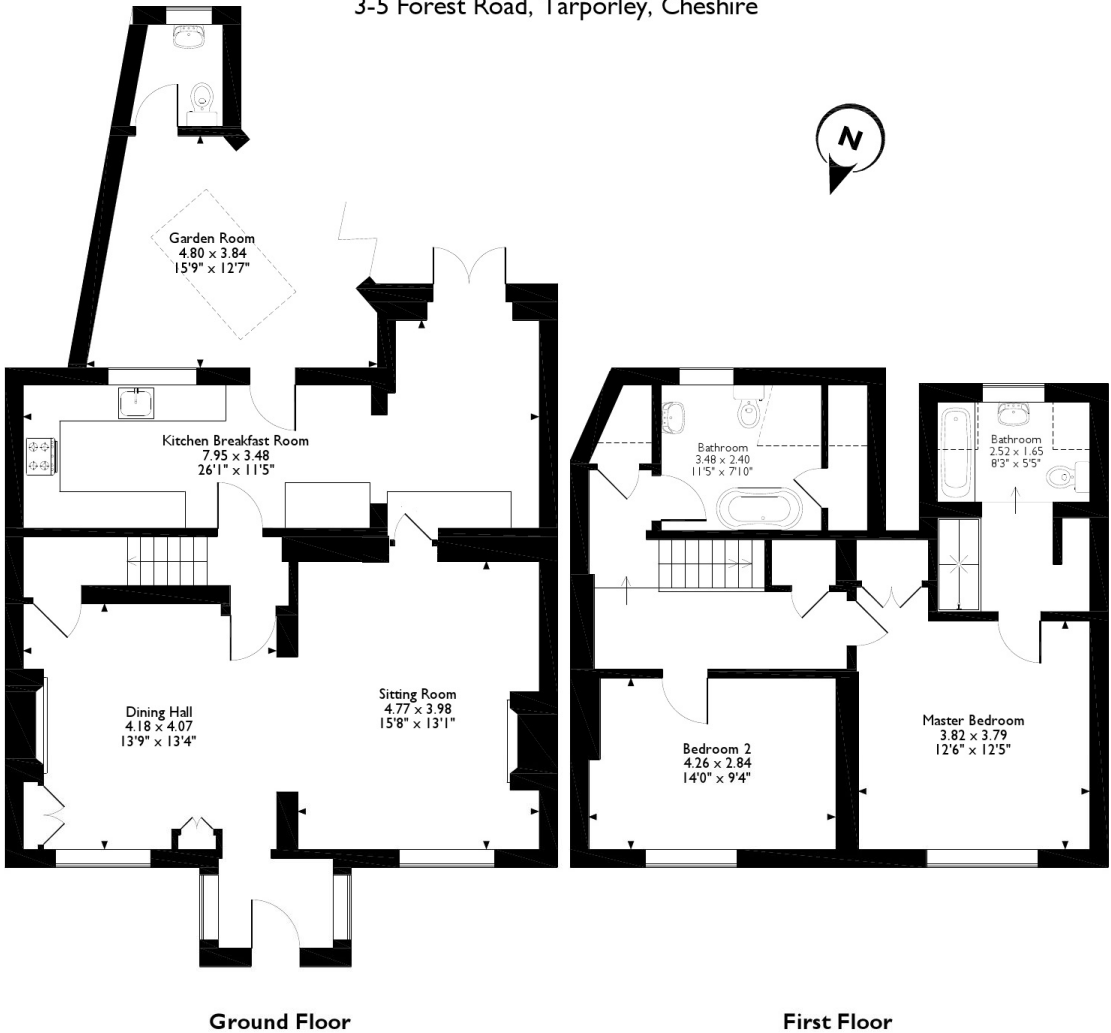
From the Agents Tarporley office proceed up the High Street turning right after 250 meters onto Forest Road and the property will be found on the right hand after a further 150 meters just after the entrance to ‘The Groves’.

Services /Tenure

Mains Water, Electricity, Drains and Gas/Freehold.



3-5 Forest Road, Tarporley, Cheshire



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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